



HUDSON  
MOODY

8 College Court, Dringhouses, York YO24 1UH





A beautifully presented MODERN, THREE STOREY, TOWNHOUSE situated in an IMPRESSIVE, CONTEMPORARY DEVELOPMENT with easy access to York and the A64 outer ring road.

A covered entrance porch opens into the spacious hallway with doors off to the integral garage, a ground floor shower room and a well equipped utility room. The versatile ground floor reception room benefits from folding doors leading out onto the patio and rear garden and lends itself perfectly to a study or fourth bedroom.

To the first floor is an impressive open plan kitchen diner with integral fridge freezer, dishwasher, oven and glazed doors onto a Juliette balcony, The living room lies to the front of the property and has ample space for dining.

The stairs continue to the top floor master bedroom with two dormer windows, fitted wardrobes and an en-suite shower room, a second double bedroom with built-in wardrobes and a single, third, bedroom, currently used as a home office. The house bathroom is fitted with a modern white suite.

To the front of the property is a parking area leading to an integral garage whilst to the rear is a south facing, lawned garden and patio area.

The property lies within easy reach of local shops and amenities including a Park and Ride bus service into the city centre and easy access onto the A64 serving Leeds and the motorway network.



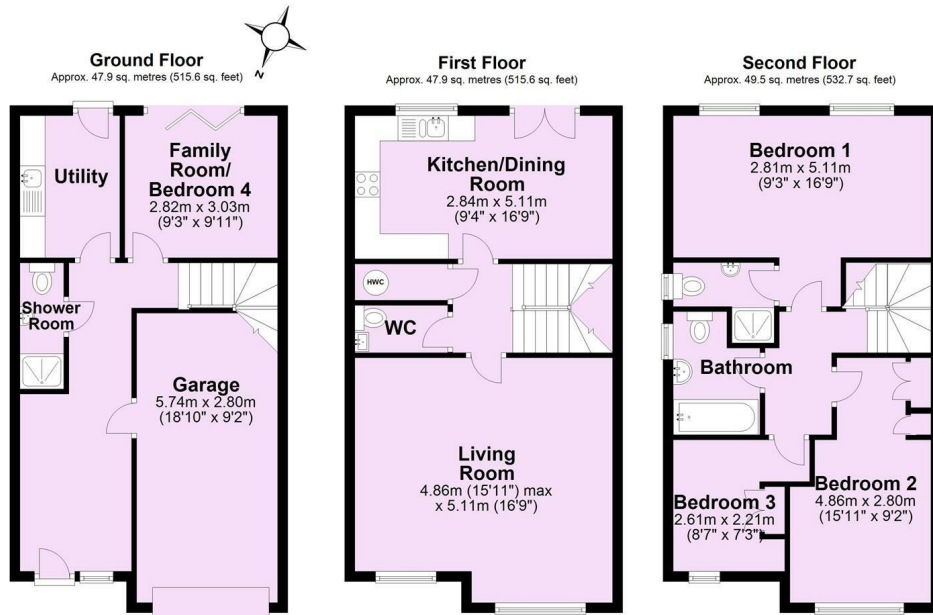


- Modern Townhouse
- Excellent Location
- Ground Floor Reception Room
- Open Plan Dining Kitchen
- Spacious Living Room
- Master Bedroom En-Suite
- Second Double Bedroom
- Third Single Room / Study
- Gardens and Integral Garage
- No chain

**Guide Price £380,000**

Tenure: Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	87
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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