



47a Danebury Drive, York YO26 5EQ

HUDSON  
MOODY



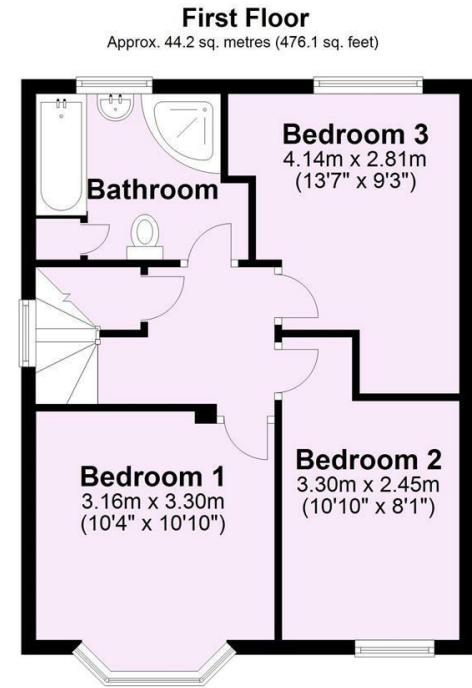
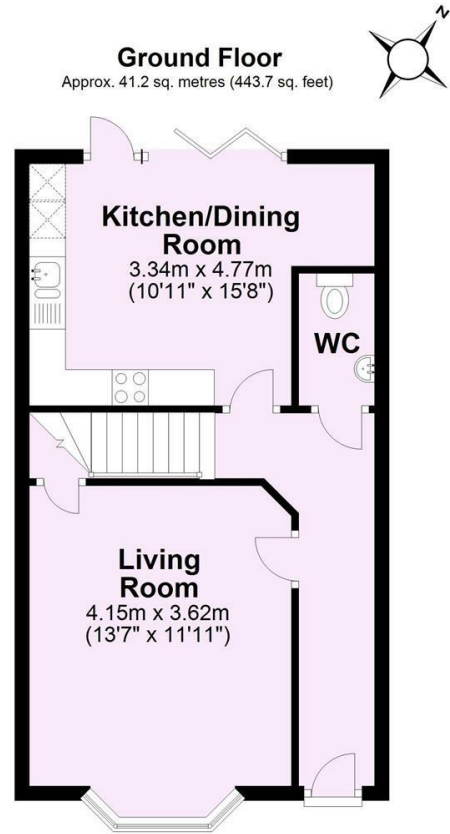
A THREE BEDROOM, NEWLY BUILT, END TERRACE HOUSE. Situated in the sought after area of Acomb lying to the west of York close to the City Centre and Ring Road.

- New Build Home
- Contemporary Interior Throughout
- Open Plan Kitchen Dining Room with Bifold Doors
- Ground Floor Cloakroom
- Three Well Proportioned Bedrooms
- Beautifully Appointed Family Bathroom
- Good Sized, Private Garden with Patio Seating Area
- Off Street Parking
- Within Easy Reach of Local Amenities including Schools, Pubs, Shops and Cafe's
- No Onward Chain

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: New Build**



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









| 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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