



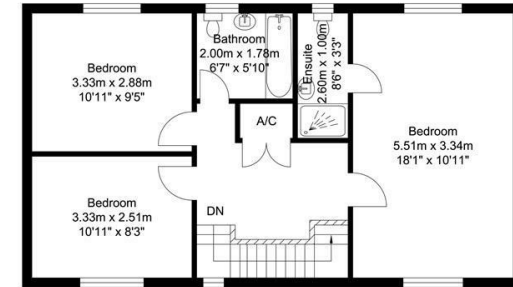
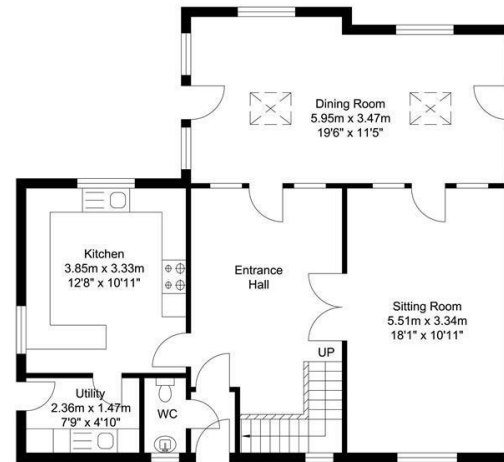
HUDSON
MOODY

42 Main Street, Escrick, York YO19 6LA

A well presented three bedroom detached home, situated in the idyllic village of Escrick, lying to the South of York.

42 Main Street

- Traditional Detached Family Home
- Three Reception rooms
- Master Bedroom with Newly Refurbished En-suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom plus Ground Floor WC
- Kitchen with Breakfast Bar and Separate Utility Room
- Garage & Gardens
- Off road parking with Gated Access
- No Onward Chain
- Picturesque Village Location



GROUND FLOOR
Approximate Floor Area 77.46 sq. m (833.77 sq. ft.)



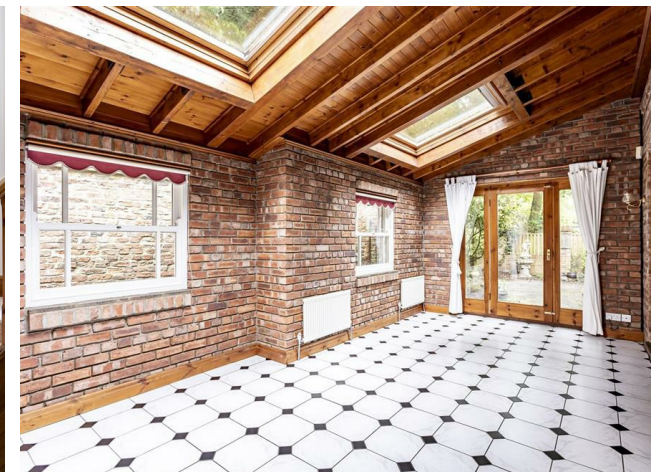
FIRST FLOOR
Approximate Floor Area 55.21 sq. m (594.27 sq. ft.)

Approximate Floor Area 132.67 sq. m (1428.04 sq. ft.)

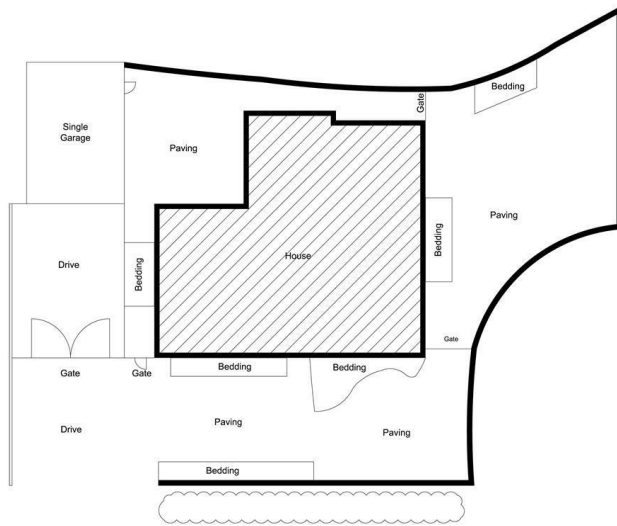
Guide Price £475,000

Tenure: Freehold

Council Tax Band: F







SITE PLAN
(NOT TO SCALE)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	60
England & Wales		EU Directive 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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