



HUDSON
MOODY

Lilac Villa Stillingfleet Road, Escrick, York YO19 6EB

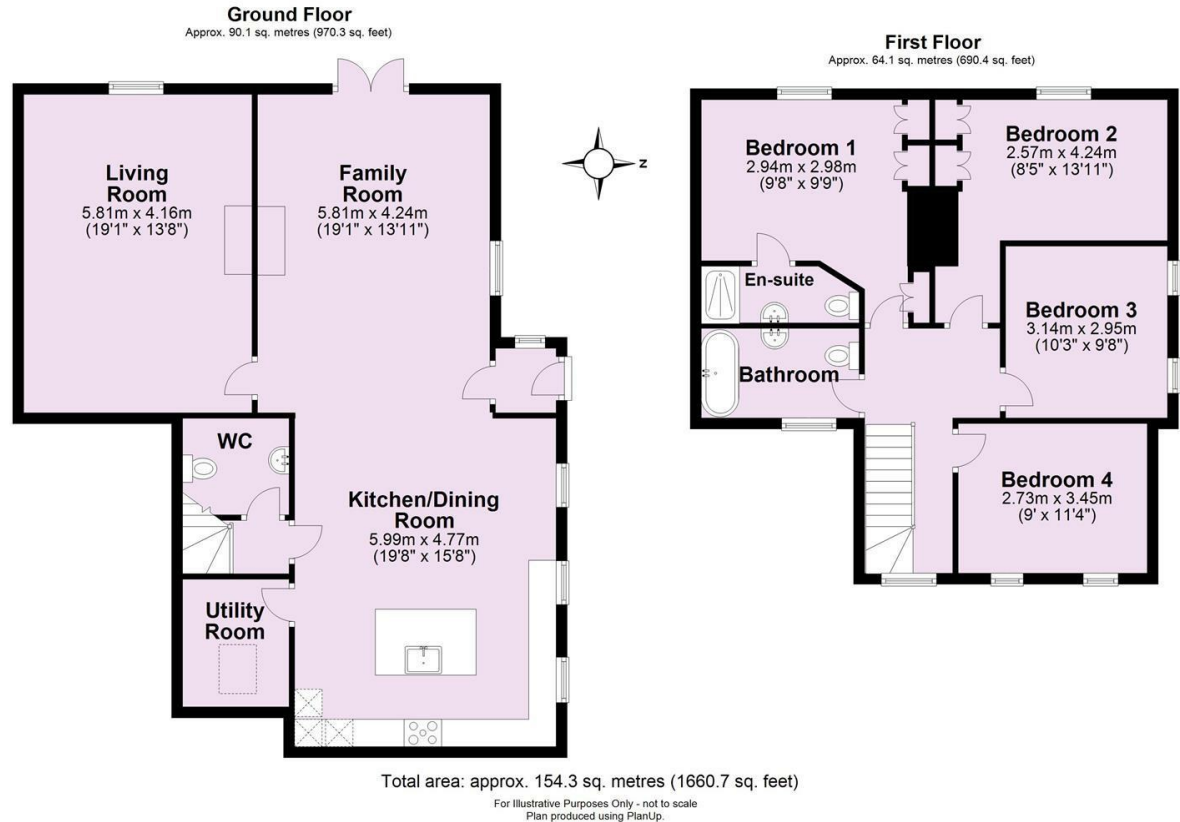
A beautiful, sympathetically renovated Victorian home, positioned on the edge of the village of Escrick, lying to the South of York, boasting open countryside surroundings.

- Beautiful Semi Detached Victorian Home
- Idyllic Rural Location
- Open Plan Kitchen Dining and Family Space
- Bespoke Luxury Kitchen and Utility Room
- Separate Living Room with Cast Iron Fireplace
- Master Bedroom with En-suite Shower Room
- Three Further Double Bedrooms
- Family Bathroom
- Double Garage and Ample Parking with EV Charging Point Installed
- Generous Plot and Garden Office

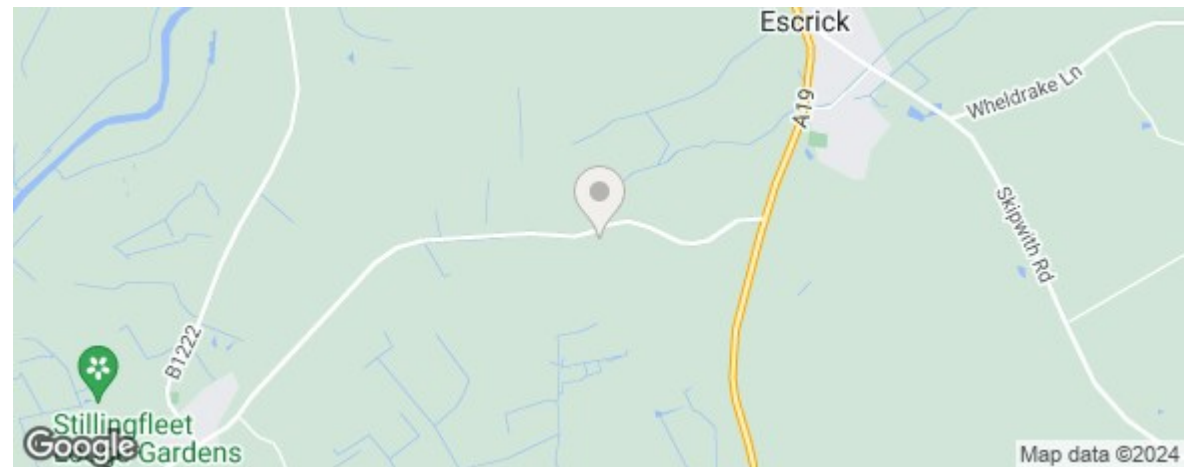
Offers Over £700,000

Tenure: Freehold

Council Tax Band: E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com