



HUDSON
MOODY

1 Church Farm Close, Rufforth, York YO23 3RL

A spacious and well presented bungalow with immaculate landscaped gardens and double garage, situated in the popular village of Rufforth with easy access to York, Wetherby and motorway network.

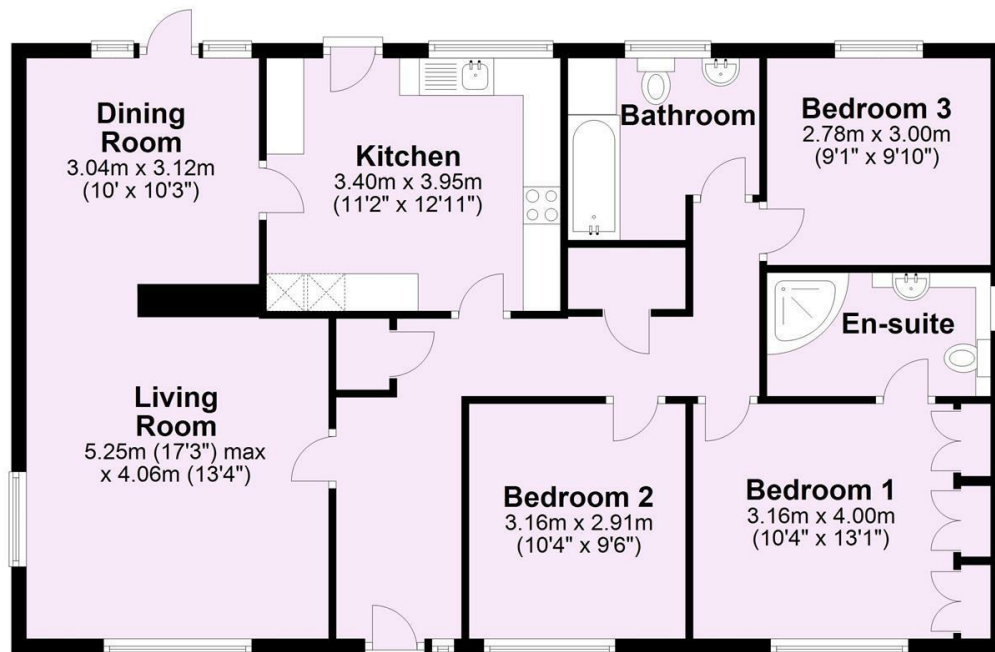
- Superb Three Bedroom Bungalow
- Cul-de-Sac Location
- Partly Divided Living and Dining Room
- Fitted Kitchen
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Modern House Bathroom
- Low Maintenance Gardens
- Garage and Off Street Parking
- Attractive Rural Village

Offers Over £400,000

Tenure: Freehold

Council Tax Band: D

Ground Floor
Approx. 102.8 sq. metres (1106.3 sq. feet)

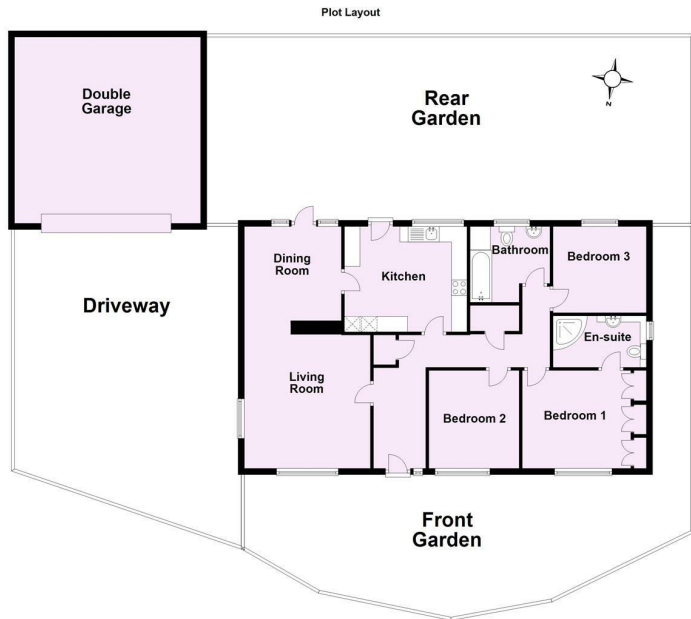


Total area: approx. 102.8 sq. metres (1106.3 sq. feet)

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







For Illustrative Purposes Only - not to scale
Plan produced using PlotLab



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.

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