



HUDSON
MOODY

27 Wenlock Drive, Escrick, York YO19 6JB

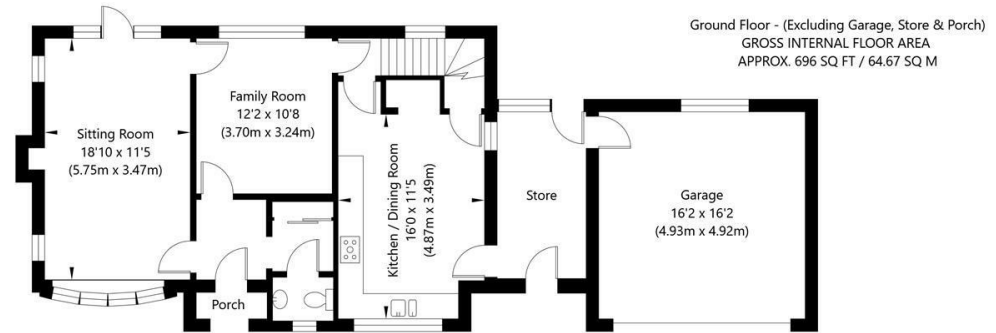
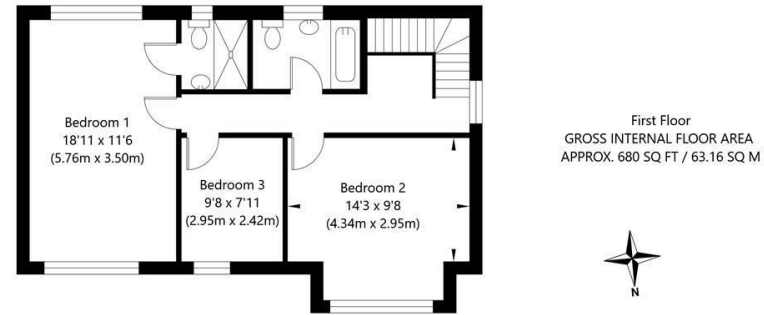
A beautifully presented detached home with south facing private garden and scope for extension. Situated in a highly sought part of Escrick, lying to the south of York.

- Detached Home set within a Generous Plot
- Extensive Renovation and Modernisation Throughout
- Spacious Kitchen Dining Room
- Bright and Well Appointed Living Room Leading onto the Garden
- Separate Dining Room or Snug
- Three Double Bedrooms including Master Bedroom with En-Suite
- Contemporary Family Bathroom
- Double Garage and Ample Off Street Parking
- Substantial South Facing Gardens Surrounded by Mature Trees with Patio Seating area
- Sought After Village Location

Guide Price £550,000

Tenure: Freehold

Council Tax Band: F



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1376 SQ FT / 127.83 SQ M - (Excluding Garage, Store & Porch)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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