



HUDSON
MOODY

6 Rowley Court, Earswick, York YO32 9UY

A surprisingly LARGE AND ATTRACTIVE DETACHED BUNGALOW with three double bedrooms, a single room or home office and delightful mature gardens. The property is situated in the popular and sought after village of Earswick, within easy reach of York city centre and outer ring road.

- Charming Detached Bungalow
- Three Double Bedrooms and Additional Home Office
- Well Fitted Modern Kitchen with Dining
- 16ft Living Room with Wide Bow Window
- House Shower Room
- Separate WC
- Single Garage and Off Street Parking
- Mature Front and Rear Gardens
- Close to York's Outer Ring Road and City Centre
- No Onward Chain

Guide Price £395,000

Tenure: Freehold

Council Tax Band: E

6 Rowley Court
Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft

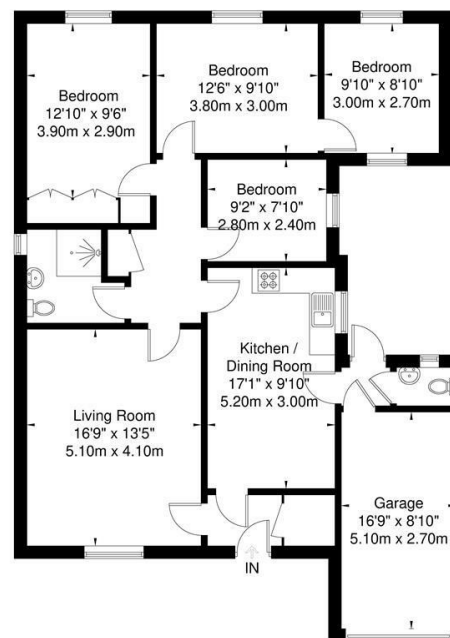


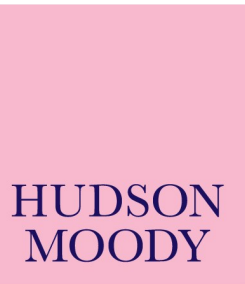
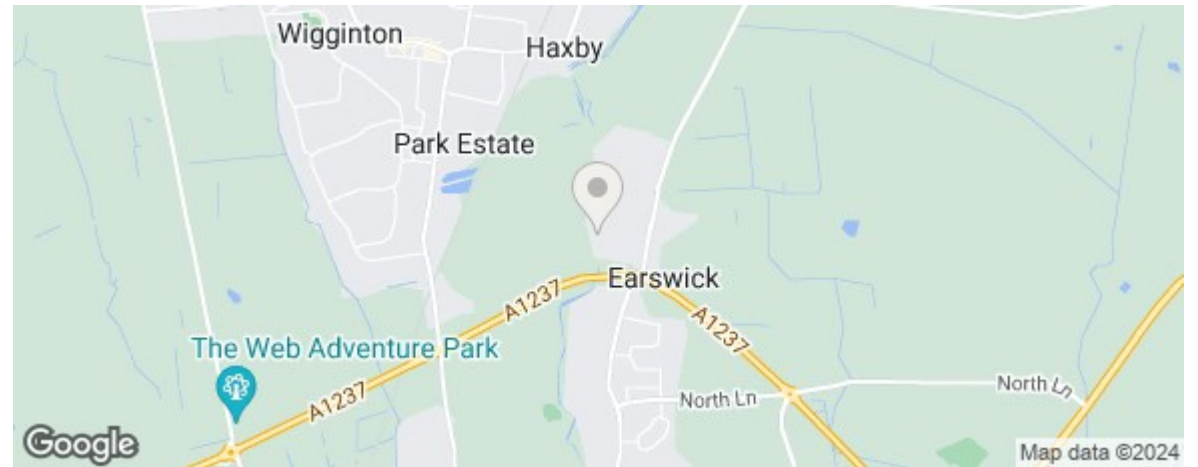
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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