



**HUDSON
MOODY**

**Cherry Tree House Sandy Lane, Stockton On The
Forest, York YO32 9US**

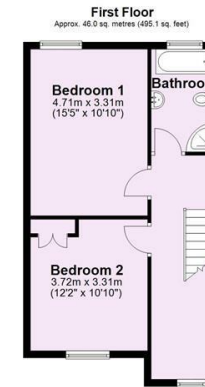
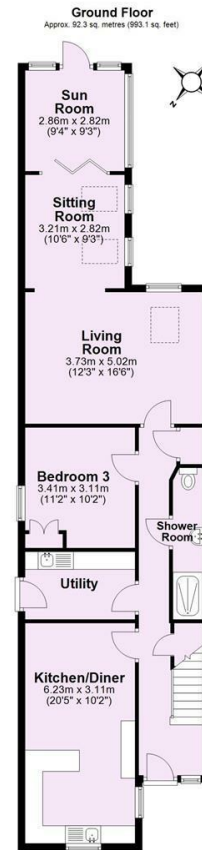
Located in the picturesque village of Stockton on the Forest, Cherry Tree House is a bespoke built modern home constructed in 2019.

- Bespoke Built Home
- Constructed in 2019
- Three Double Bedrooms
- Ground Floor Shower Room & Utility Room
- Contemporary Fitted Kitchen
- Two Reception Rooms
- Orangery Overlooking the Garden
- Two Log Burners & Underfloor Heating
- Meticulously Landscaped Garden
- Driveway Parking

Guide Price £600,000

Tenure: Freehold

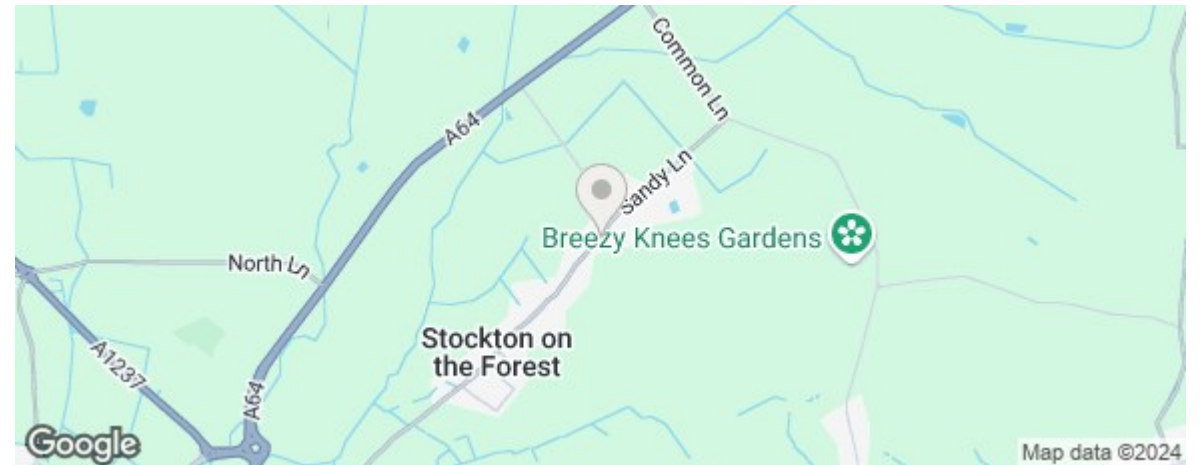
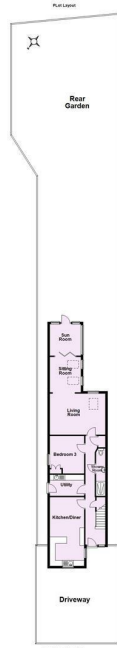
Council Tax Band: E



Total area: approx. 138.3 sq. metres (1488.2 sq. feet)
For Illustrative Purposes Only - not to scale
Plan produced using PlanIt.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B	82		
(69-80) C			
(55-68) D			
(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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