



HUDSON
MOODY

Westwood Tockwith Road, Long Marston, York
YO26 7PJ

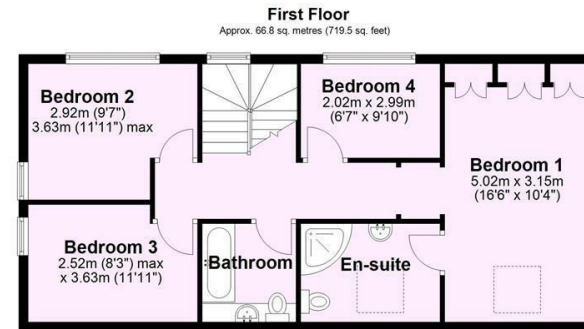
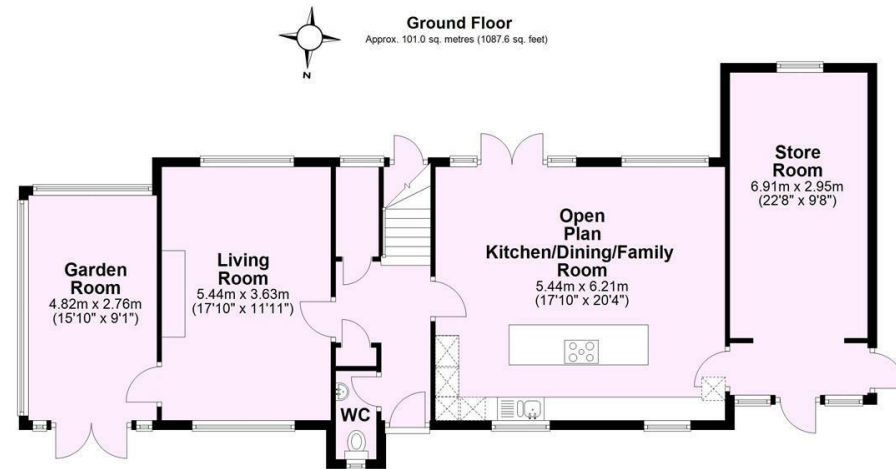
*** VIEWING HIGHLY RECOMMENDED
 *** A beautifully presented DETACHED HOUSE situated between the popular villages of Long Marston and Tockwith and within easy reach of York outer ring road and city centre.

- Immaculate Detached House
- Spacious Living Room
- Open Plan Kitchen Diner
- Garden Room
- Large Store Room and Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- House Bathroom
- Three Further Bedrooms
- Wrap Around Gardens
- Off Street Parking

Guide Price £550,000

Tenure: Freehold

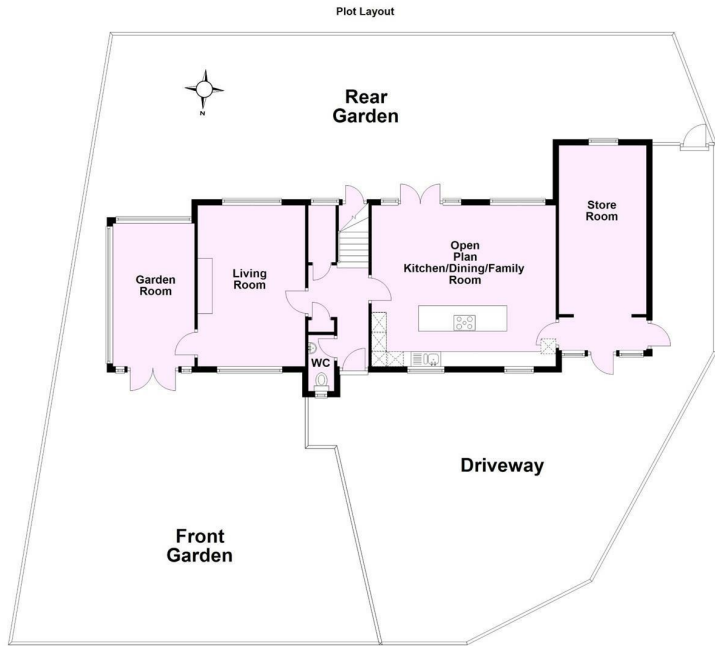
Council Tax Band: E



Total area: approx. 167.9 sq. metres (1807.1 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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