



HUDSON  
MOODY

188 Prince Rupert Drive, Tockwith, York YO26 7PU



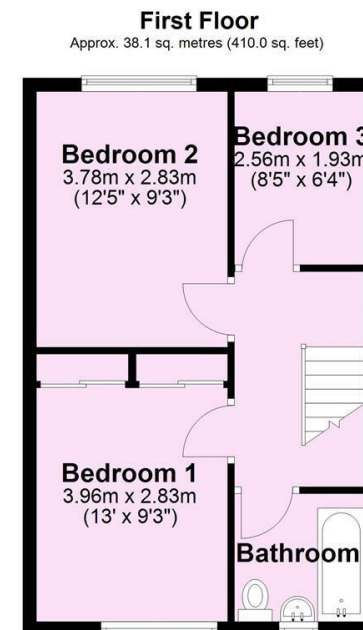
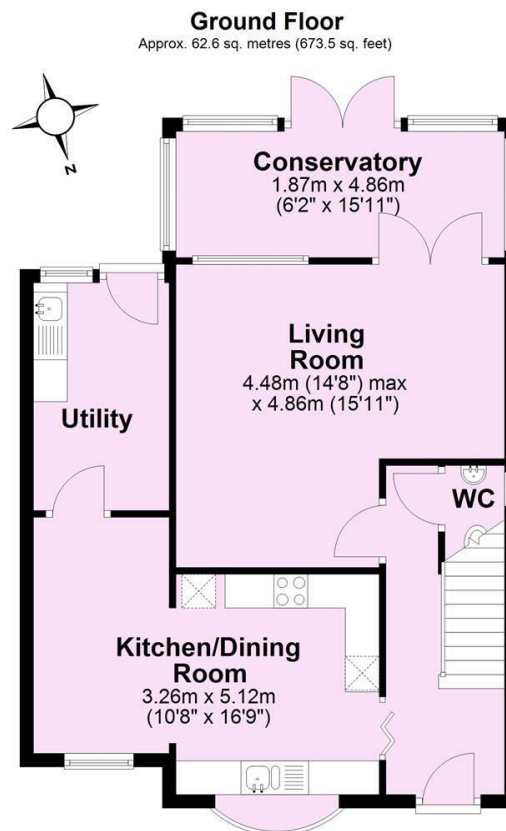
A charming and spacious detached house situated within the popular village of Tockwith with access to the A1(M), York and the A64. The house stands on a generous sized plot near by local shops and facilities. OFFERED WITH NO ONWARD CHAIN.

- Attractive Three Bedroom House
- Dining Kitchen with Intergrated Appliances
- Spacious Living Room & Conservatory
- Separate Utility Area and Home Office
- Ground Floor WC
- Two Generous Double Bedrooms
- Additional Single Room
- Patio & Lawned Garden to the Rear
- Village Location with Pub & Country Walks
- No Onward Chain

**Offers In Excess Of £350,000**

**Tenure: Freehold**

**Council Tax Band: D**



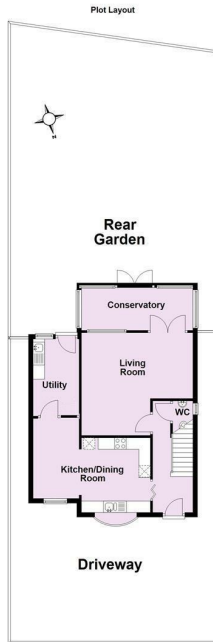
Total area: approx. 100.7 sq. metres (1083.5 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	81
<b>England &amp; Wales</b>	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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