



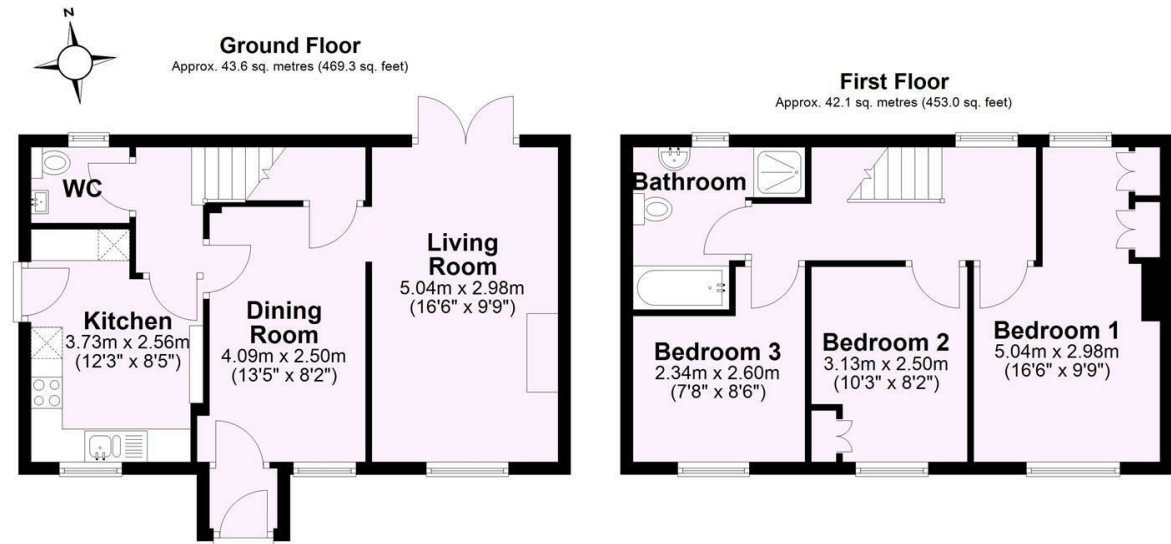
HUDSON  
MOODY

1 Vine Farm Close, Whixley, York YO26 8YZ



A beautifully presented semi-detached home in a charming village location between York and Harrogate. The property the benefits of modern living and enjoys spacious living and dining rooms, a modern fitted kitchen, three bedrooms and a single garage.

- Attractive Village Cottage
- Sympathetically Updated Throughout
- Dining Room Overlooking the Garden
- Living Room with Log Burner
- Impressive Modern Kitchen
- Two Double Bedrooms
- Additional Single Room or Home Office
- Immaculate Bathroom
- Front and Rear Gardens. Garage and Off-Street Parking
- Quiet Village Location with Excellent Access to A1(M)



Total area: approx. 85.7 sq. metres (922.3 sq. feet)

**Guide Price £375,000**

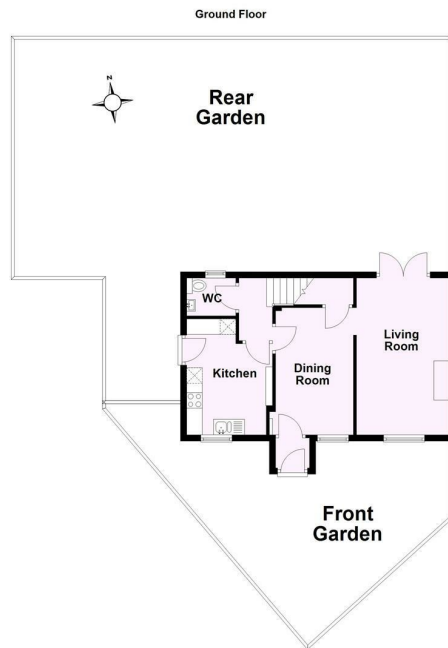
**Tenure: Freehold**

**Council Tax Band: D**

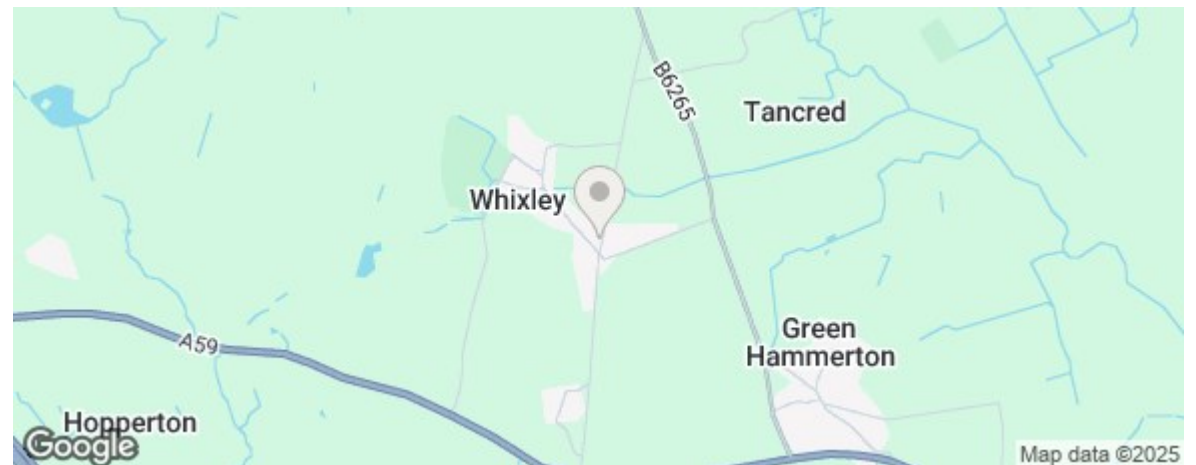








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**