



HUDSON  
MOODY

19 Keble Park North, Bishopthorpe, York YO23 2SX



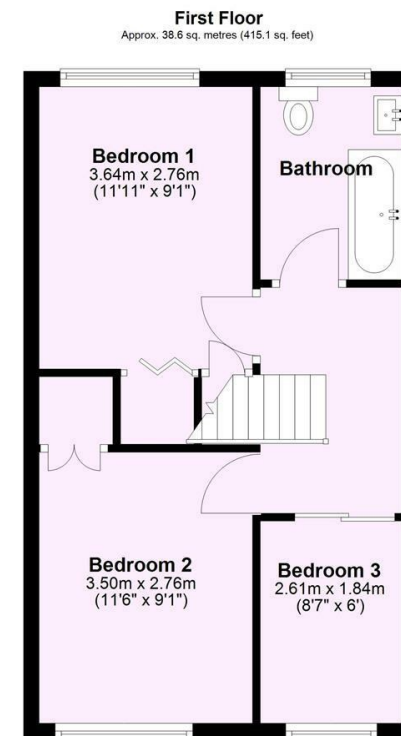
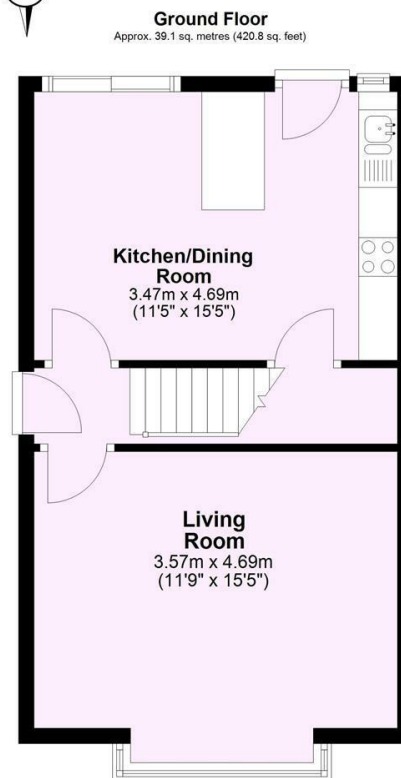
Situated in the sought after village of BISHOPTHORPE you will find this spacious DETACHED family home. The house benefits from open plan kitchen / dining, a generous living room, two double bedrooms, an additional single bedroom and the property sits on a good sized plot.

- Family Detached House
- Sought After Village Location
- Nearby Riverside Walks
- Bright Living Room
- Open Plan Dining Kitchen
- Two Generous Double Bedrooms
- Additional Single Room or Home Office
- Contemporary Bathroom
- Off Road Parking
- Front and Rear Gardens

**Guide Price £375,000**

**Tenure: Freehold**

**Council Tax Band: D**



Total area: approx. 77.7 sq. metres (836.0 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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.

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