



HUDSON  
MOODY

4 Manor Court, Bubwith, Selby YO8 6DU



Situated in the quaint rural village of Bubwith, an immaculately presented modern detached house that offers four double bedrooms, spacious living accommodation and landscaped garden. Viewing is highly recommended.

- Extended Detached Family Home
- Modern Fitted Kitchen Diner With Integrated Appliances
- Living Room With Log Burner
- Playroom
- Downstairs Cloakroom, Utility Room & Garage Storage
- Three Double Bedrooms & A Master Suite
- Master Suite With Walk-in Wardrobe, Ensuite & Balcony
- Family Bathroom
- Landscaped Rear Garden With Decked Seating Area
- No Onward Chain

**Offers Over £500,000**

**Tenure: Freehold**

**Council Tax Band: E**

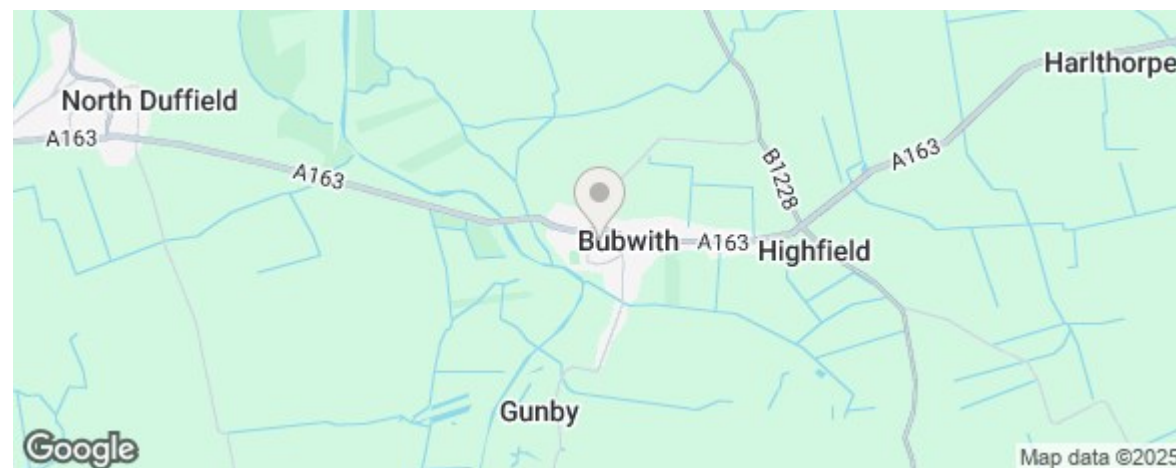
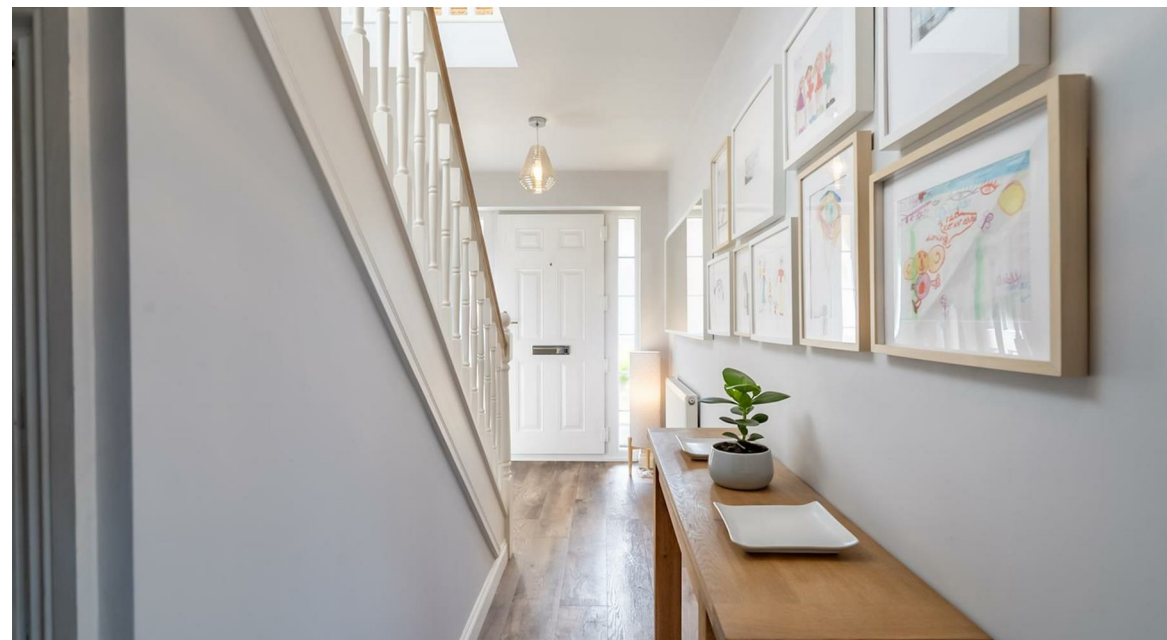
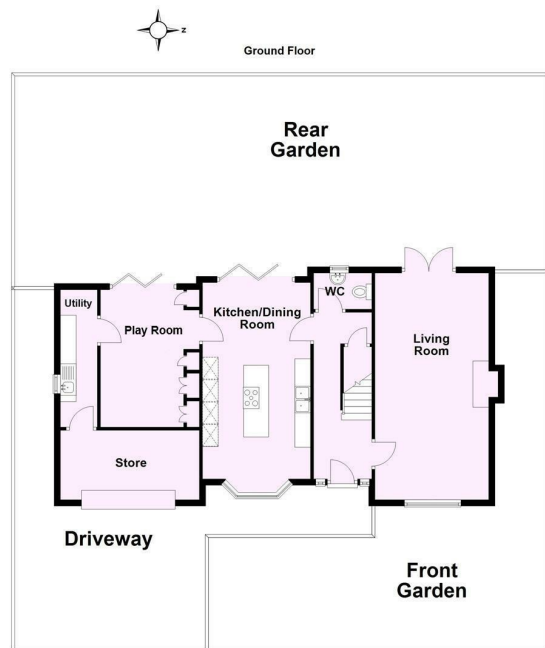


Total area: approx. 174.2 sq. metres (1874.9 sq. feet)









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		
	63	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HUDSON  
MOODY**

#### 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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**