



HUDSON
MOODY

**Railway Cottages 2 Warthill Crossing, Warthill, York
YO19 5XS**

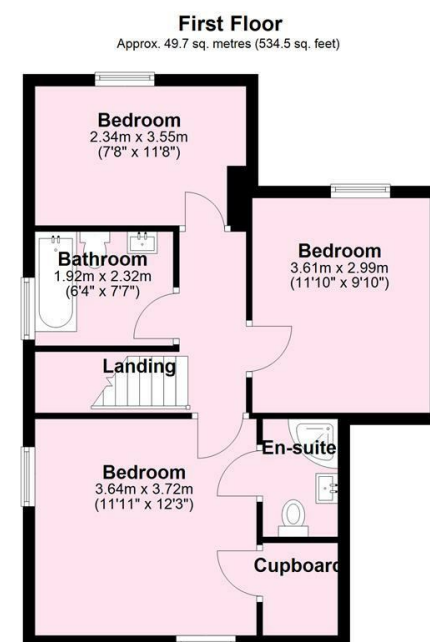
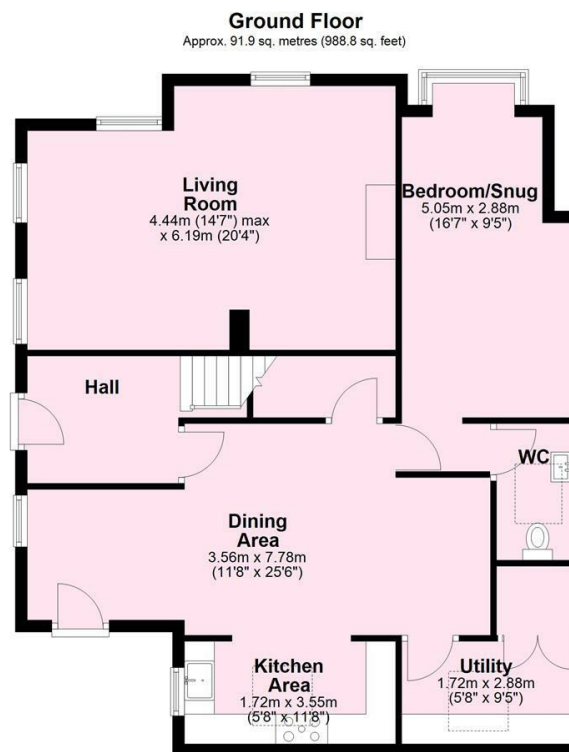
A unique opportunity to purchase a delightful former Railway Cottage, with attractive gardens, extending to approx. 3/4 of an acre and off-road parking for a number of vehicles. The property is located between the highly sought-after villages of Warthill and Stockton On The Forest and is ideally placed for the A64 and York City Centre.

- Former Railway Cottage With Approx. 3/4 Acre Gardens
- Amazing Open Plan Kitchen / Dining / Living Space
- Off-Road Parking For A number Of Vehicles
- Full Of Charm & Character
- Over 1,500 Sq Ft Of Living Space
- Potential Buliding Plot Subject To The Necessary Permissions
- Stunning Private Gardens With Wild Areas, Large Terrace Seating & Outbuildings
- Three / Four Double Bedrooms
- Ideally Located Between Warthill & Stockton On The Forest
- Convenient Vehicle Access Stockton Lane, York City Centre & the A64

Offers In Excess Of £500,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 141.5 sq. metres (1523.3 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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