



HUDSON  
MOODY

1 Croft Houses Wetherby Road, Rufforth, York YO23  
3QB



A sympathetically and superbly updated SEMI-DETACHED PERIOD HOUSE that retains many period features blending with modern living requirements. The house is situated in a rural village between York and Wetherby.

- Immaculate and Spacious Victorian Semi-Detached House
- Rural Village Location
- Two Reception Rooms
- Modern Extended Kitchen and Family Area
- Office, Shower Room and Utility
- Two First Floor Double Bedrooms
- House Bathroom
- Two Attic Bedrooms with Eaves Storage
- Super Well Stocked Rear Garden. Parking, Garage and Outhouses
- No Onward Chain

**Chain Free £595,000**

**Tenure: Freehold**

**Council Tax Band: D**

1 Croft Houses  
Approximate Gross Internal Area = 197.2 sq m / 2122 sq ft

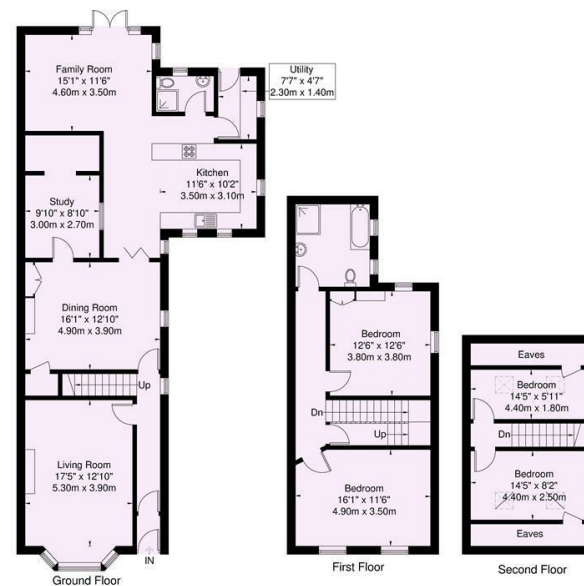


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION










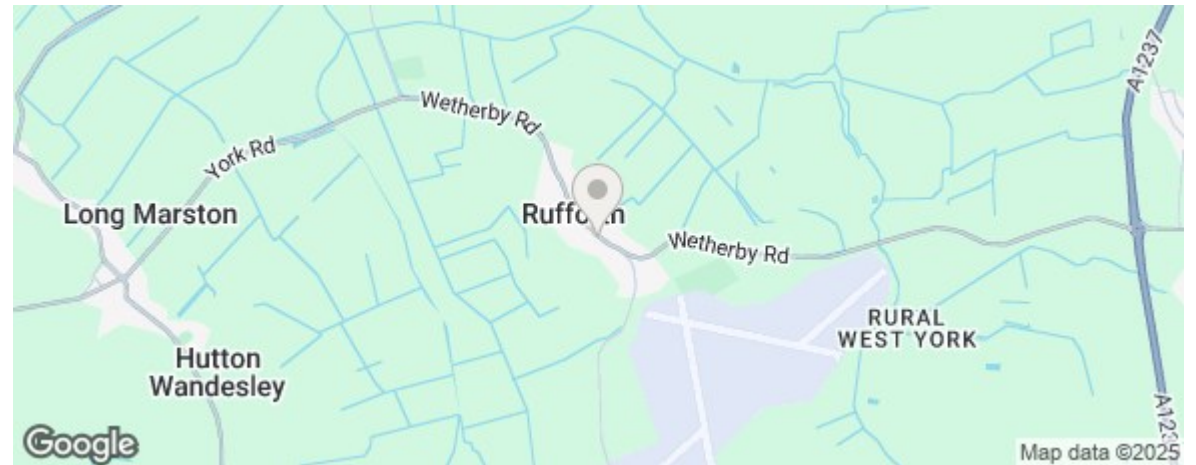
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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>73</p> <p>42</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



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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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