

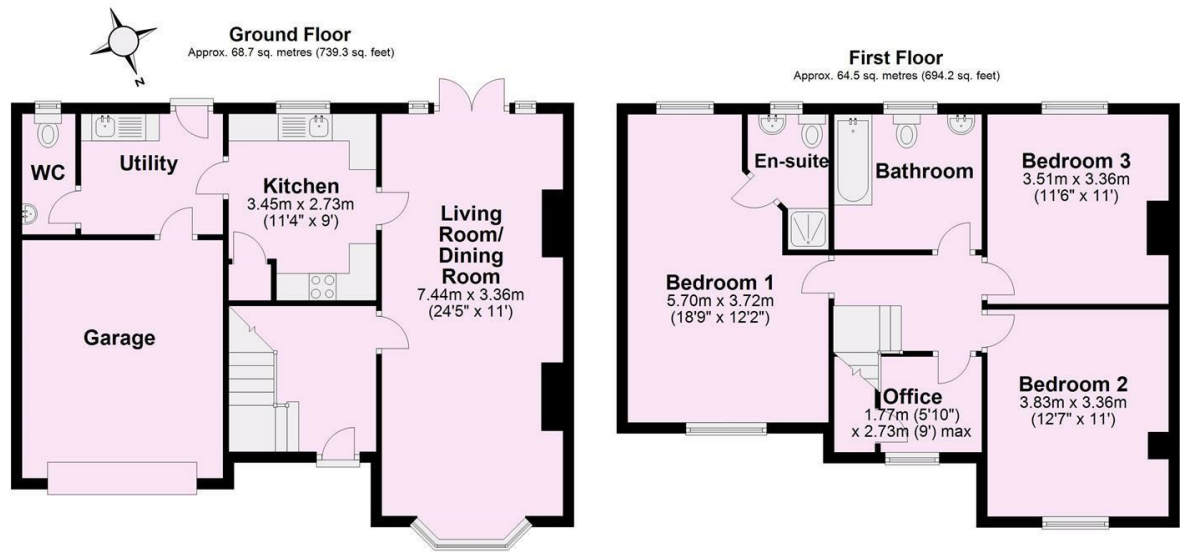


HUDSON
MOODY

27 Skipwith Road, Escrick, York YO19 6JA

An extended semi-detached family home with a large south facing garden, situated in a prime location within the attractive village of Escrick that lies within easy reach of the A19, A64 and York city centre.

- No Onward Chain
- Beautifully Extended Semi-Detached House
- Open Plan Living and Dining Room
- Fitted Kitchen. Utility and Ground Floor WC
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- House Bathroom
- Office / Fourth Bedroom
- Integral Garage
- Generous Gardens and Off Street Parking



Total area: approx. 133.2 sq. metres (1433.5 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

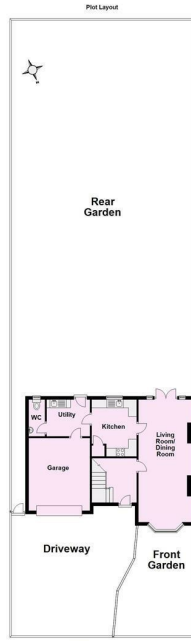
Offers In Excess Of £400,000

Tenure: Freehold

Council Tax Band: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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