



HUDSON  
MOODY

6 Main Street, Deighton, York YO19 6HD



**\*\*\* VIEWING HIGHLY RECOMMENDED**

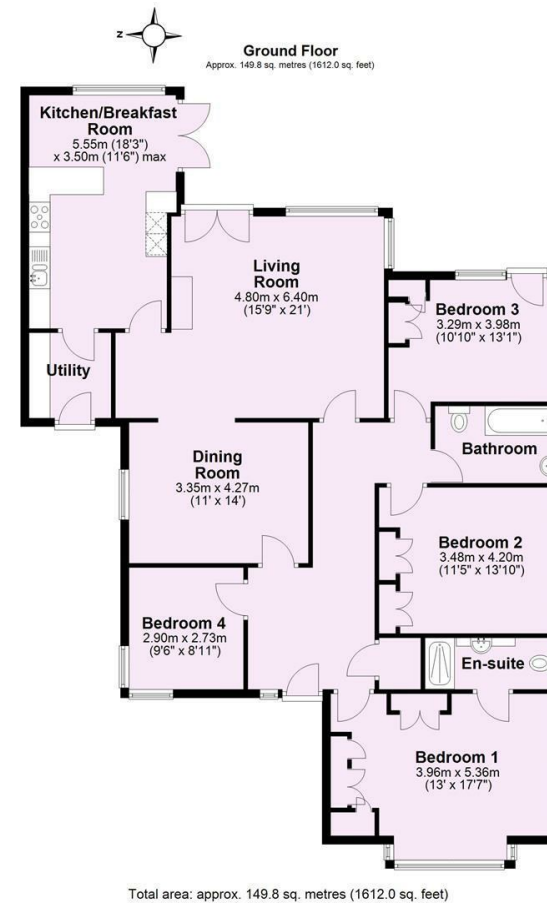
**\*\*\*** Situated within the village of Deighton, within easy reach of York and the A64, an immaculately presented four bedroom DETACHED BUNGALOW, situated on a substantial plot extending to approx 0.2 acre, with double garage and driveway.

- Rural Village Location
- Living Room With Log Burning Stove
- Kitchen Diner and Separate Utility
- Dining Room
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- House Bathroom
- Double Garage and Driveway
- Immaculate Landscaped Gardens
- Approx 0.2 Acre

**Guide Price £685,000**

**Tenure: Freehold**

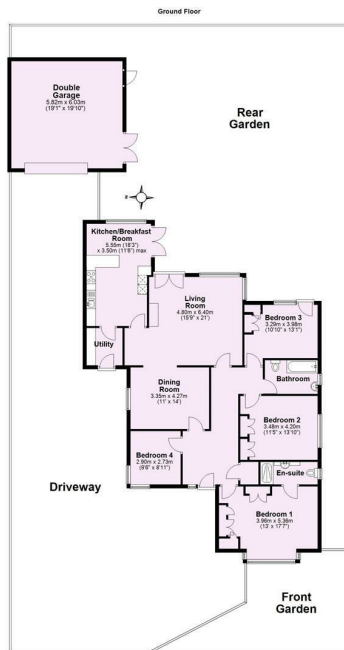
**Council Tax Band: F**











| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>73</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>57</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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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