



HUDSON
MOODY

Partridge House, 3 New House Covert, Knapton,
York YO26 6QX

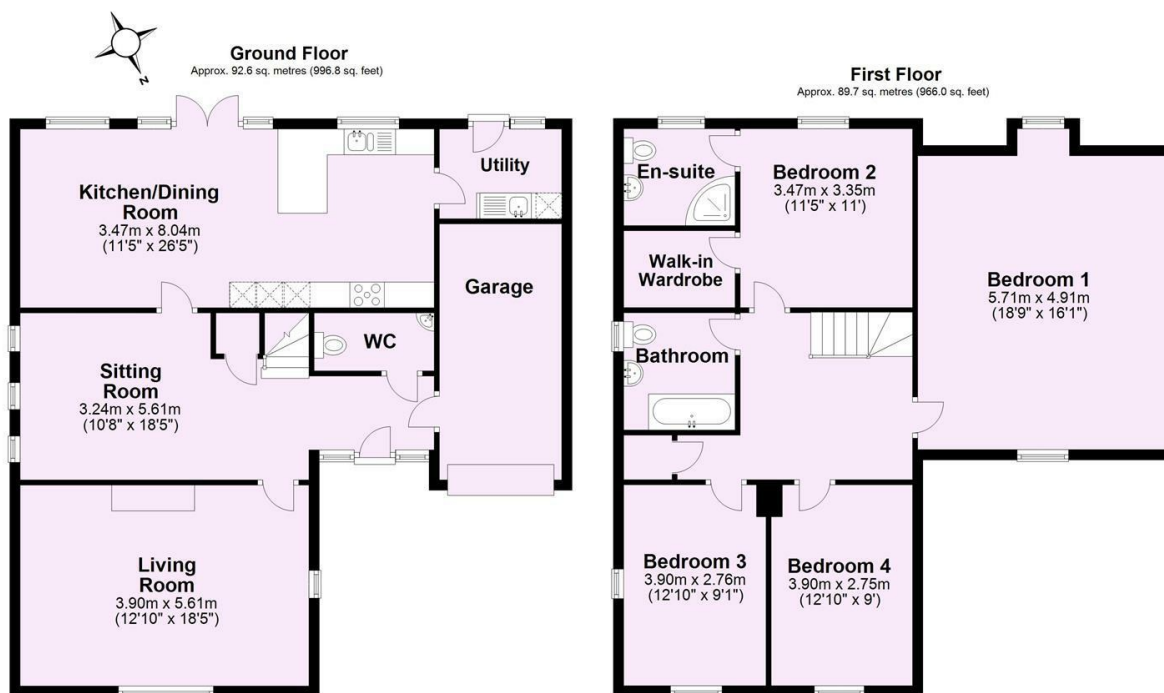
Situated to the west of York in the sought after village of KNAPTON, close to the outer ring road, is this superbly presented and stunning DETACHED FOUR BEDROOM HOUSE that offers spacious and versatile accommodation together with good sized garden and integral single garage.

- Impressive Detached House
- Two Reception Rooms
- Immaculate Breakfast Kitchen
- Utility. Ground Floor Cloakroom
- Double Bedroom with En-Suite Shower Room
- Three Generous Double Bedrooms
- House Bathroom
- Single Garage and Parking
- Lawned Garden with Patio
- Ideal Location

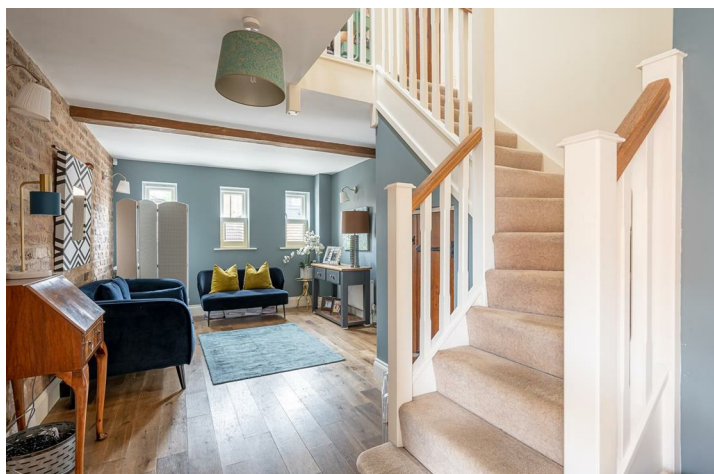
Guide Price £700,000

Tenure: Freehold

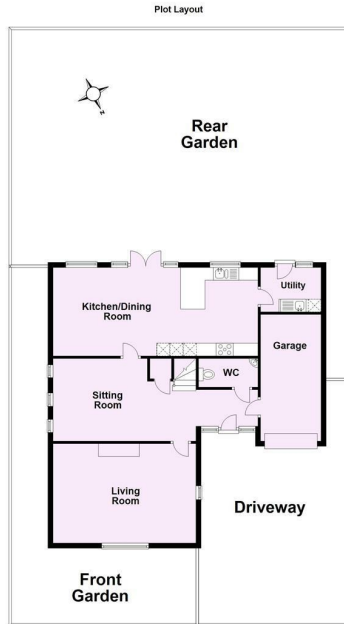
Council Tax Band: F



For Illustrative Purposes Only - not to scale
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			
		78	85
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.

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**58 Micklegate
York
YO1 6LF**

01904 789999

property@hudson-moody.com