



**31 Fairfax Crescent, Tockwith, York YO26 7QX**

**HUDSON  
MOODY**



A SEMI-DETACHED HOUSE with large conservatory, loft extension and generous lawned garden, situated in the popular village of TOCKWITH. The village lies within easy reach of the A1(M) and good communication links to Wetherby and York city centre.

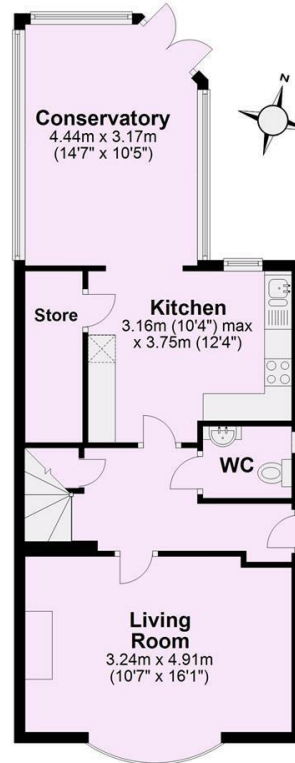
- Village Location
- Living Room with Log Burner
- Modern Fitted Kitchen with Store Room/Pantry
- Large Conservatory.
- Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- House Bathroom with Modern White Suite
- Versatile Converted Attic Room
- Lawned Gardens to Front and Rear. Off Street Parking

**Guide Price £325,000**

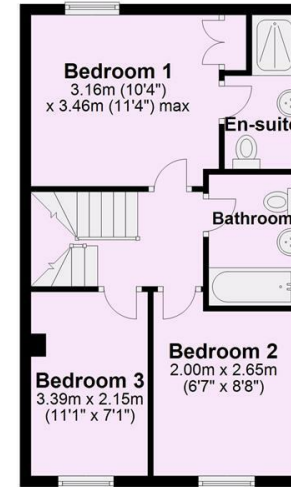
**Tenure: Freehold**

**Council Tax Band: C**

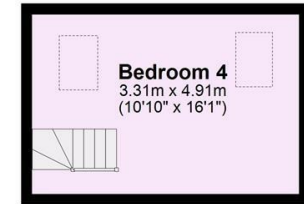
**Ground Floor**  
Approx. 55.8 sq. metres (600.6 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.4 sq. feet)



**Second Floor**  
Approx. 16.2 sq. metres (174.8 sq. feet)



Total area: approx. 113.7 sq. metres (1223.8 sq. feet)

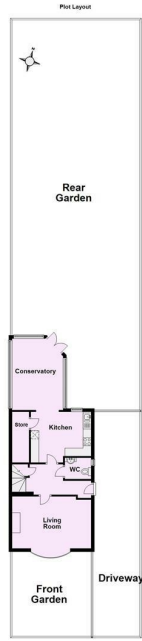
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**HUDSON  
MOODY**

**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.

**58 Micklegate  
York  
YO1 6LF**

**01904 789999**

**property@hudson-moody.com**