



HUDSON  
MOODY

**Park View Finkle Street, Sheriff Hutton, York YO60  
6RD**



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

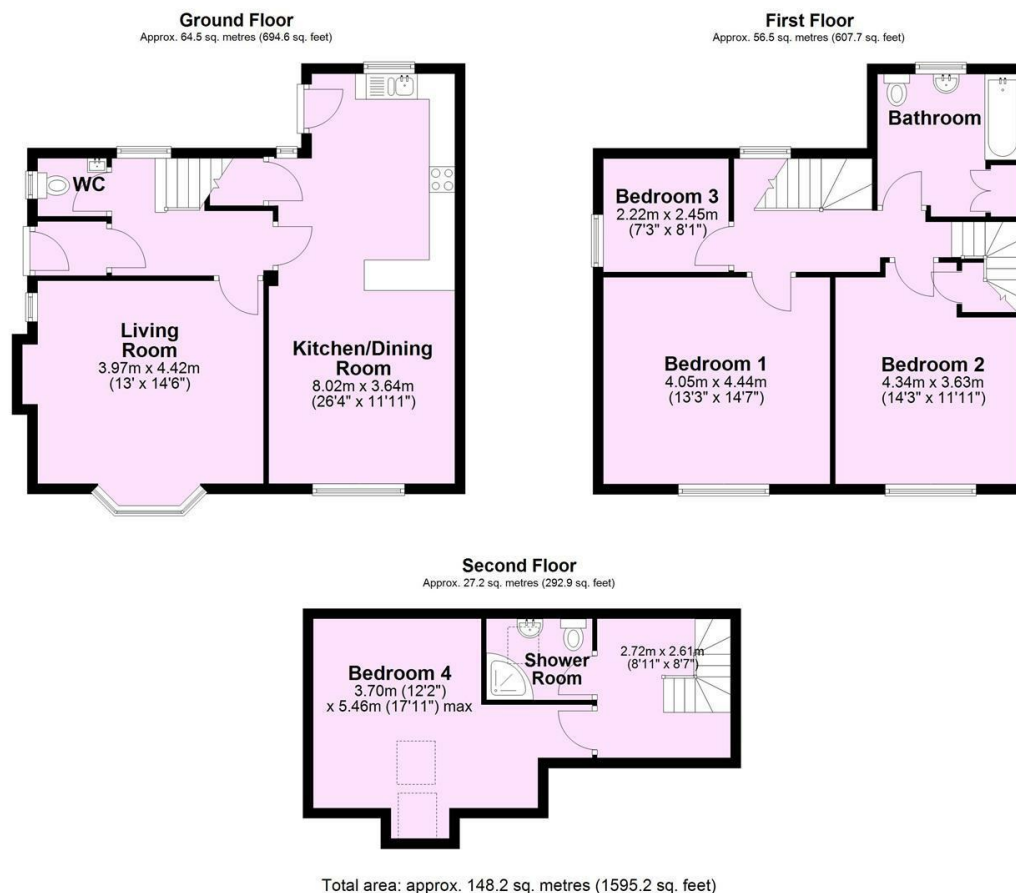
PARK VIEW, is a superb family home, situated in the heart of the sought after village of Sheriff Hutton, offering amazing open views over playing fields and rolling countryside .

- Immaculate family home
- Spacious accommodation arranged over three floors
- Open plan kitchen/dining with snug area
- Amazing open views to the front over playing fields & countryside
- Off road parking for a number of cars & large carport
- House bathroom & en-suite shower room
- Attractive rear garden with brick store/utility
- Lounge with open fire
- Guest WC
- Enclosed rear garden & large front garden

**Guide Price £470,000**

**Tenure: Freehold**

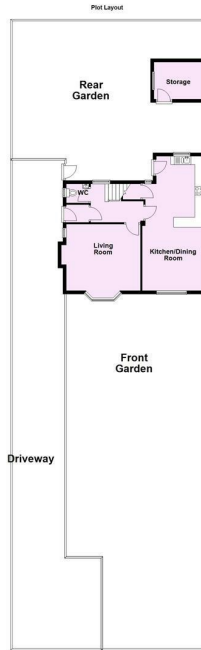
**Council Tax Band: D**



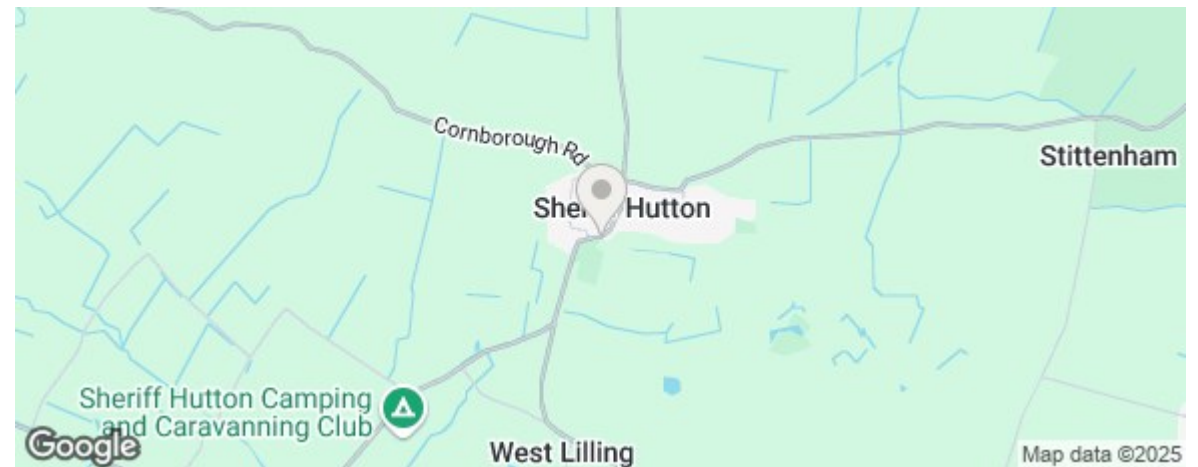








| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   |         | 71        |
|   | 39      |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



#### 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**

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