



HUDSON  
MOODY

37 Briergate, Haxby, York YO32 3YP



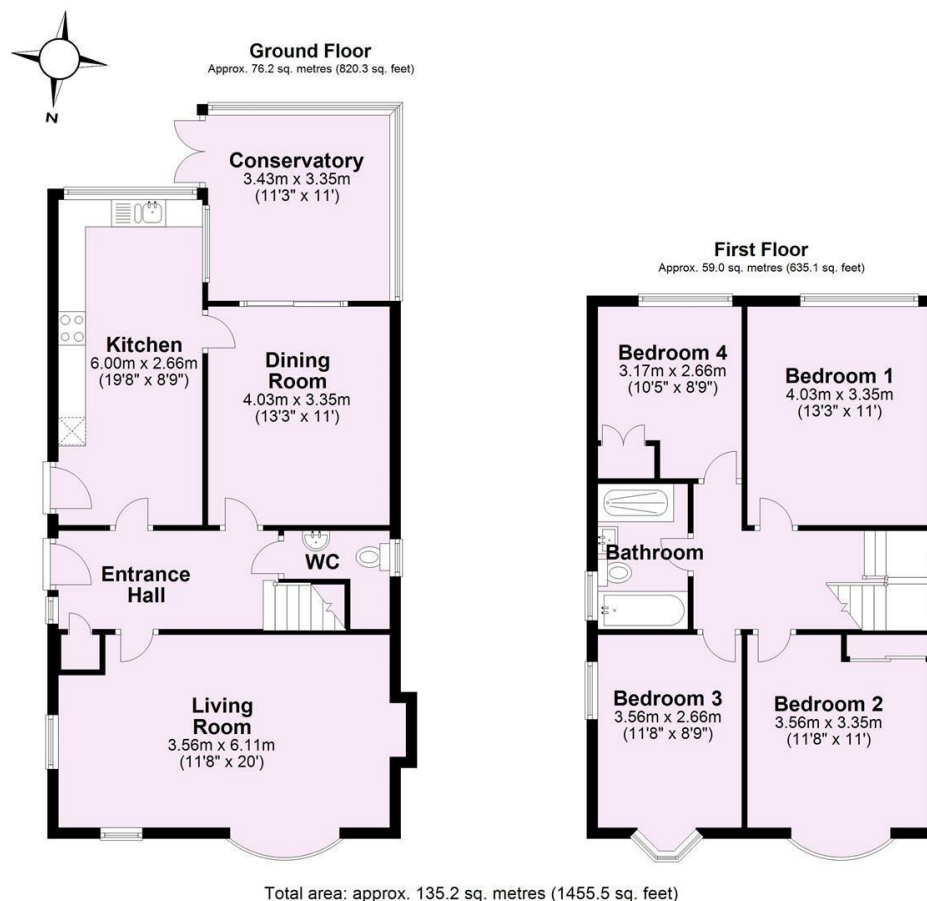
37 Briergate is an immaculate four double bedroom 'Gloucester' style detached family home, with generous living space throughout and a larger than average rear garden. Located in the highly regarded village of Haxby, the property offers immediate access to the wide ranging village amenities, as well as the outer ring road, serving Clifton Moor, Monks Cross, the A64 and York City Centre.

- Superb 'Gloucester' Style Family Home
- Large Rear Garden
- Lounge With Open Fire
- Spacious Modern Kitchen
- Ample Off-Road Parking & Garage
- Modern House Bathroom With Separate Walk-In Shower
- Separate Dining Room & Garden Room/Snug
- Four Double Bedrooms
- Close To Village Amenities Including Schools
- Early Viewing Highly Recommended

**Offers In Excess Of £500,000**

**Tenure: Freehold**

**Council Tax Band: E**

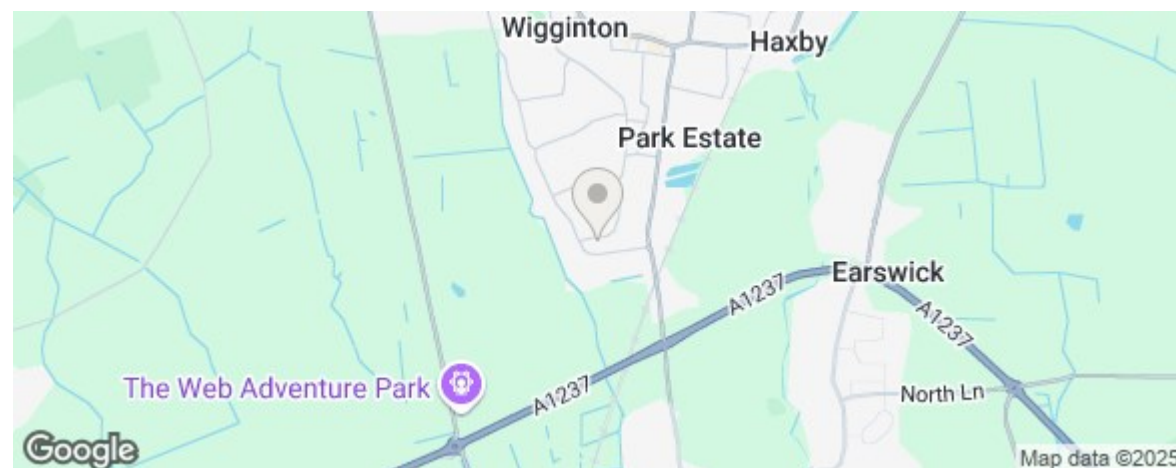








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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 600 000**

**property@hudson-moody.com**