



HUDSON
MOODY

38 North Lane, Haxby, York YO32 3JP

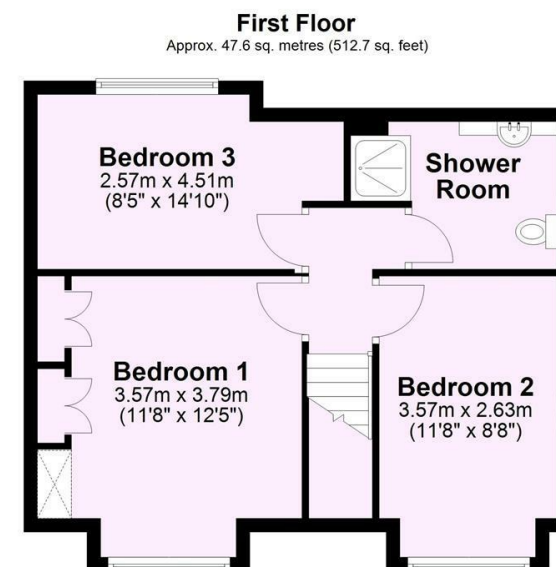
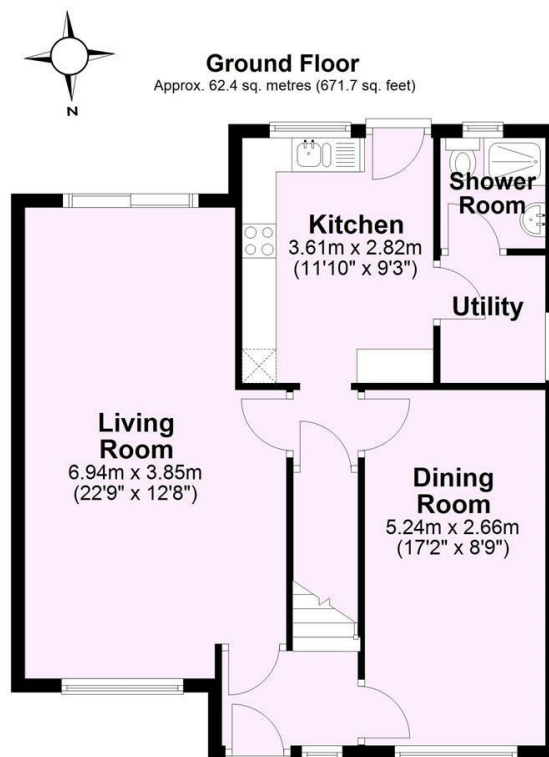
A superb detached family home with three double bedrooms and two bathrooms. Situated on the picturesque North Lane, in the heart of Haxby, offering immediate access to the wide ranging village amenities to include shops, supermarkets, pubs and cafes. The outer ring road, A64 and York City Centre are close by.

- Superb Family Home
- Heart Of The Village Location With Amenities On The Doorstep
- Modern Breakfast Kitchen
- Flexible Ground Floor Accommodation
- Stunning South Facing Rear Garden
- Garage & Off-Road Parking
- Large Front To Rear Lounge With Patio Doors
- Utility Room & Ground Floor Shower Room
- Luxury First Floor Shower Room
- Two Reception Rooms & Three Double Bedrooms

Guide Price £425,000

Tenure: Freehold

Council Tax Band: D



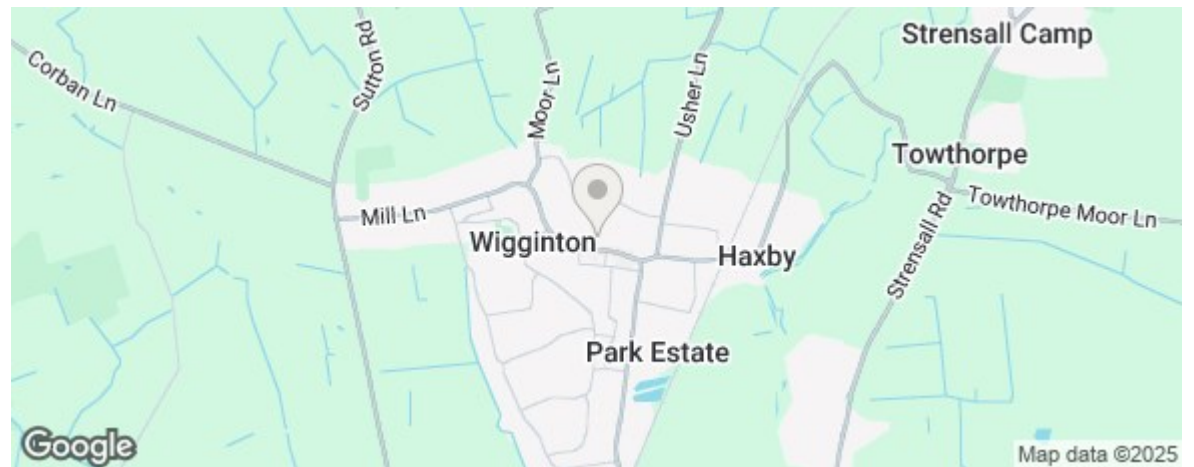
Total area: approx. 110.0 sq. metres (1184.5 sq. feet)







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		
	63	75
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.

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com