

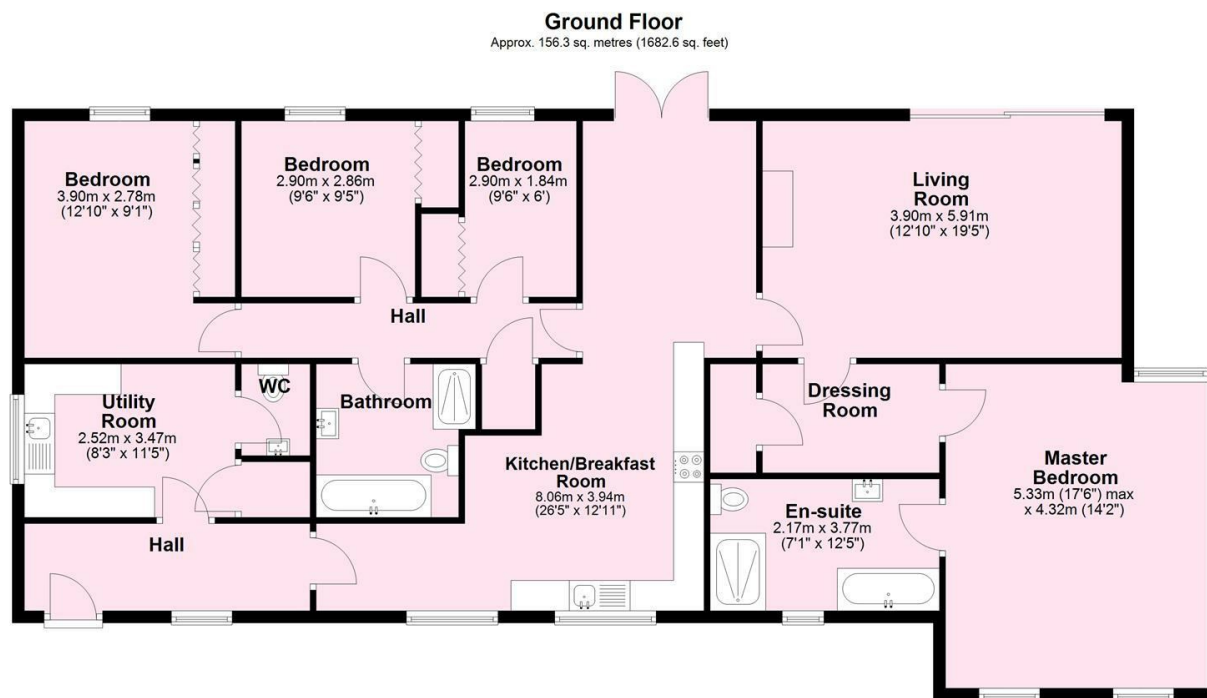


HUDSON
MOODY

Rokeby The Nookin, Husthwaite, York YO61 4PY

'Rokeby' is an immaculate detached bungalow, sitting in generous gardens, in the heart of the highly sought after village of Hushwaite, an area of outstanding natural beauty. The super property is located approximately 4 miles from Easingwold, 9 miles from Thirsk and 18 miles from York.

- Recently Extended & Refurbished To The Highest Of Standards - EPC B
- Modern Bespoke Kitchen / Dining / Living Space With Doors Opening To the Rear Garden
- Stunning & Extensive Mature Gardens
- Sun Terrace With Rain Sensor Pergola
- Main Bedroom With Dressing Area & Luxury En-Suite Bathroom
- Lounge With Media Wall & Doors Opening To The Rear Garden
- Large Utility / Second Kitchen
- Horseshoe Driveway Providing Ample Off-Road Parking
- Located In The Heart Of This Much Sought After Village
- Approx. 4 Miles To Easingwold, 9 Miles To Thirsk & 18 Miles To York



Total area: approx. 156.3 sq. metres (1682.6 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

Offers In Excess Of £700,000

Tenure: Freehold

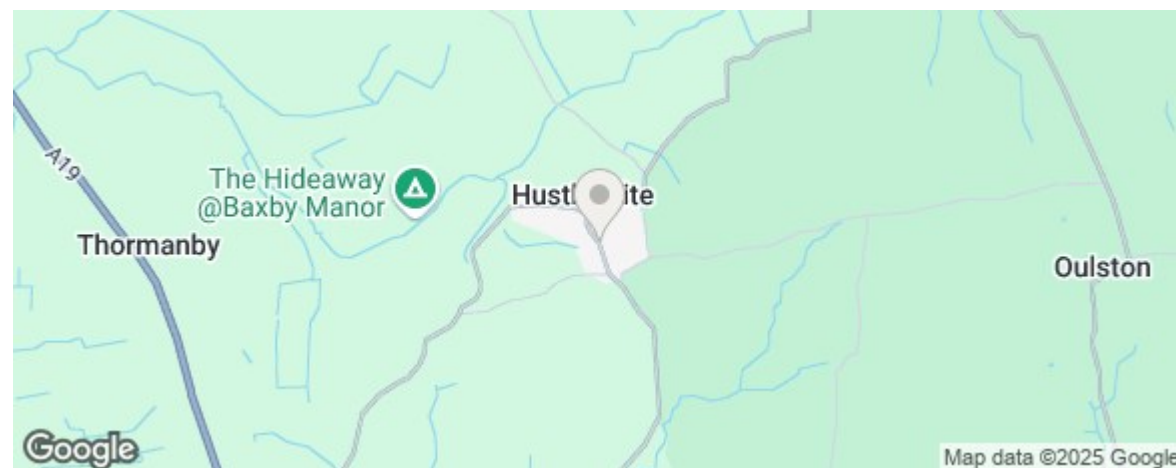
Council Tax Band: E







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		
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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