



HUDSON  
MOODY

**Redwood House, 6 Redwood Drive, Haxby, York  
YO32 3GF**



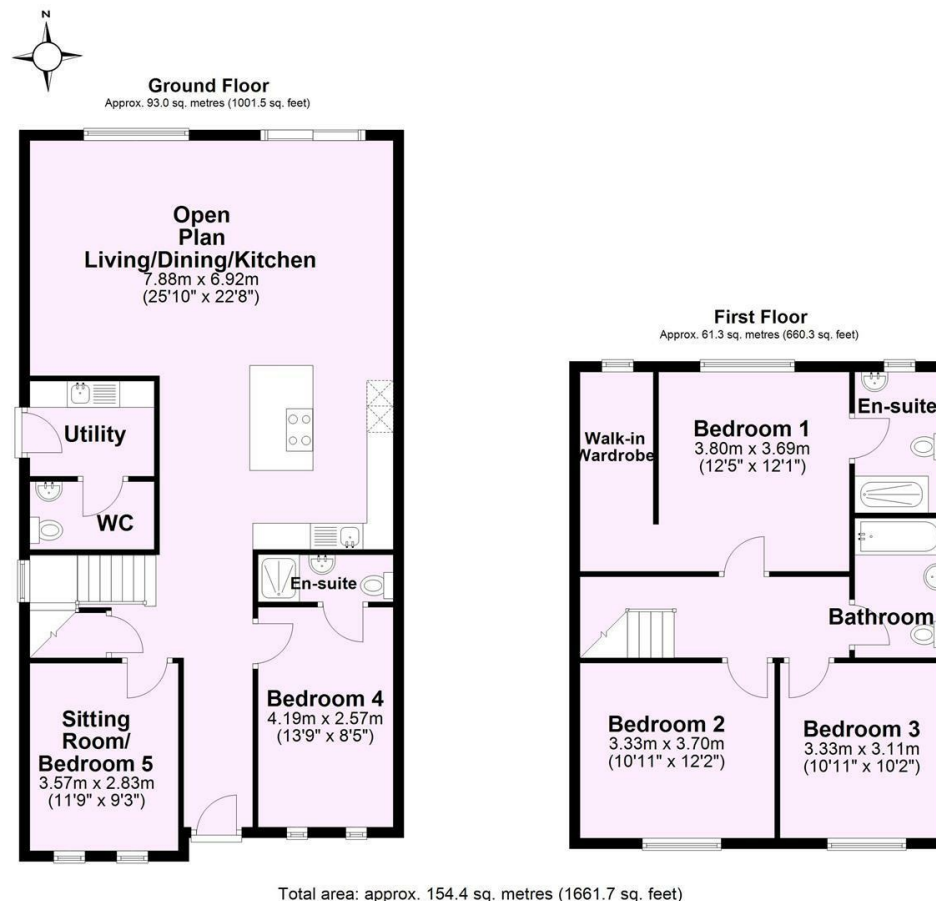
Redwood House is an attractive new build detached family home, situated in a highly sought after cul-de-sac, with an amazing open plan kitchen / dining / living space and a separate home office / studio in the garden. The property is ideally located to access the village amenities and highly regarded local schools.

- Superb New Build Detached Family Home
- Spacious Open Plan Kitchen / Dining / Living
- Separate Home Office & Two Workshops In The Garden
- Sought After Cul-De-Sac Location & No Onward Chain
- Convenient Access To Village Amenities
- Ample Off-Road Parking For 4 Cars
- Utility Room & Guest WC
- Main Bedroom With En-Suite & Walk-In Wardrobe
- Over 1,600 Sq Ft Of Flexible Living Space
- EPC Rating B

**Guide Price £650,000**

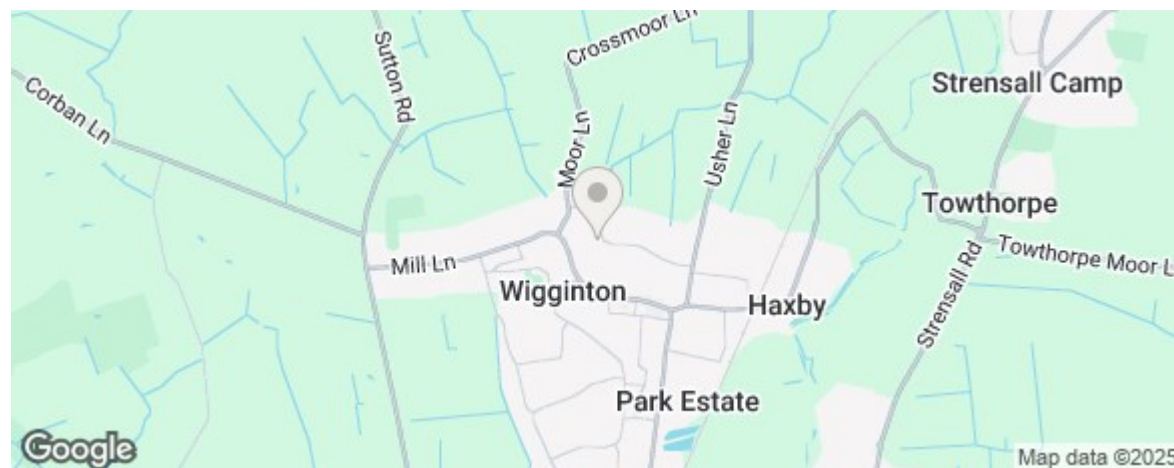
**Tenure: Freehold**

**Council Tax Band: F**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>83</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.

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