



HUDSON
MOODY

12 Authitts Cottages, Shipton By Beningbrough,
York YO30 1BJ

A three bedroom house on a large plot, located in the Village of Shipton By Beningbrough to the north west of York. The house has been immaculately maintained by the current owners for over 30 years and benefits from off road parking for multiple cars and a garage.

- Three Bedroom End Terrace
- Spacious Accommodation Throughout
- Large Plot with Front and Back Gardens
- Three Well Proportioned Bedrooms
- Modern Three Piece Family Bathroom
- Off Road Parking for Multiple Cars
- Seperate Garage
- Downstairs WC and Utility Room
- Gas Fired Central Heating
- Great for Families or First Time Buyers

Authitts Cottages
Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

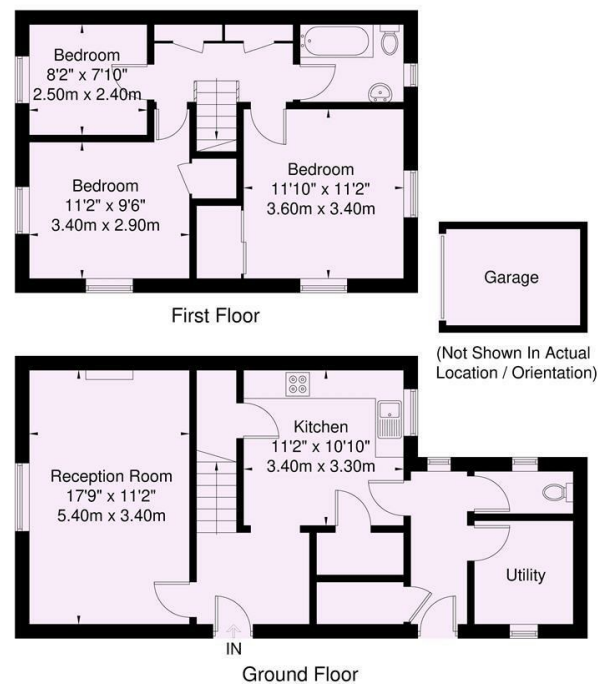


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Asking Price £299,995

Tenure: Freehold

Council Tax Band: B





Authitts Cottages

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

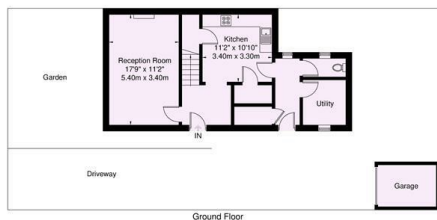


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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	



HUDSON
MOODY

IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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