



HUDSON
MOODY

10 Moorlands Road, Skelton, York YO30 1XZ

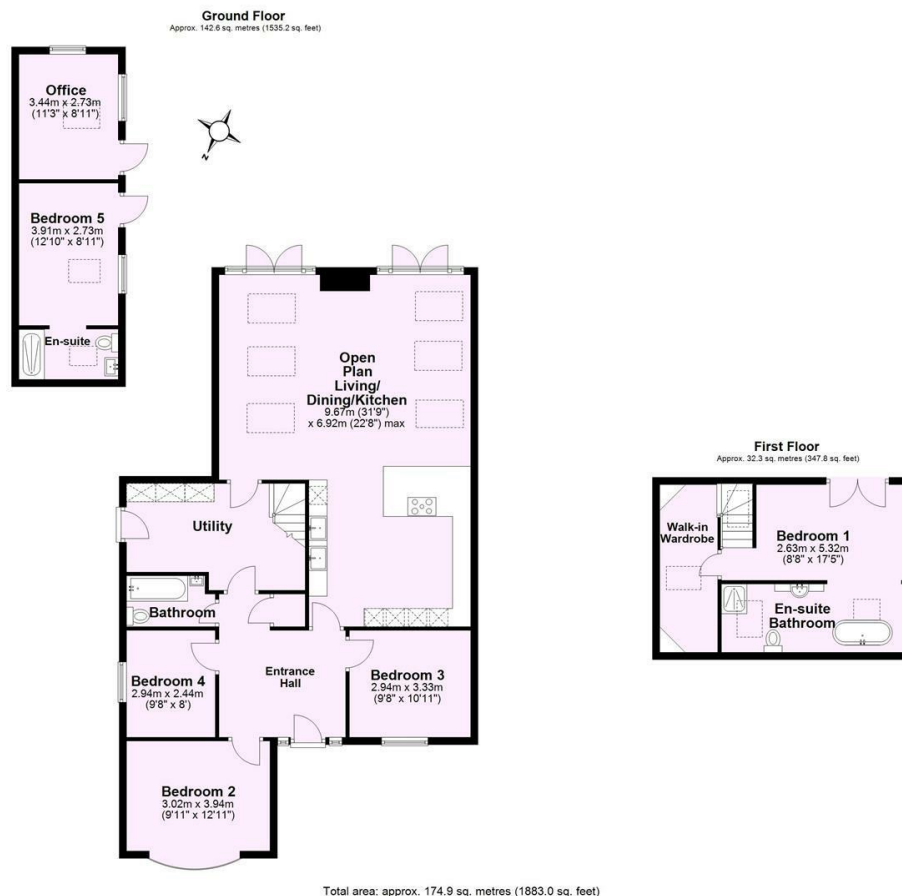
*****OFFERED FOR SALE WITH NO ONWARD CHAIN***** A truly stunning 4/5 bedroom dormer style family home, with extensive south facing gardens and separate home office, which has recently undergone a major programme of extension and refurbishment to the highest of standards.

- Superb Extended & Refurbished Family Home
- Extensive Rear Gardens Over 70 meters long
- Fantastic Open Plan Living Space With Vaulted Ceiling, Log Burner & Solid Wood Floors
- High Quality Bespoke Kitchen With Breakfast Bar, Pantry Cupboard, Granite Work Tops & Log Burner
- Main Bedroom Suite Designed With A Boutique Hotel In Mind & Separate Dressing Room
- Garden Annexe With Bedroom & En-Suite & Separate Home Office
- Large Utility / Drying Room
- Over 1,800 Sq Ft Of Generous & Flexible Living Space Throughout
- Double Gated Driveway Providing Ample Off-Road Parking
- Delightful Village To The North Of York

Guide Price £695,000

Tenure: Freehold

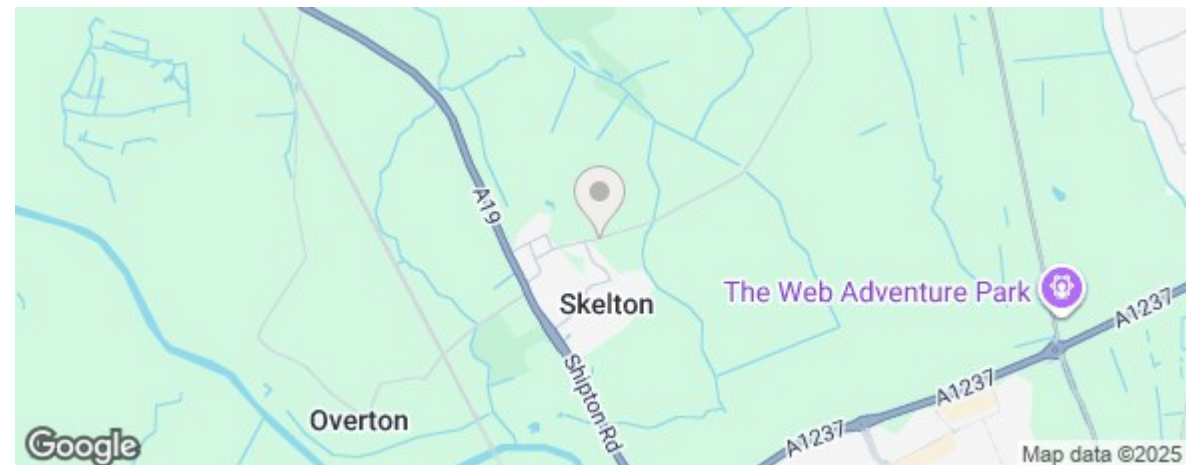
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com