

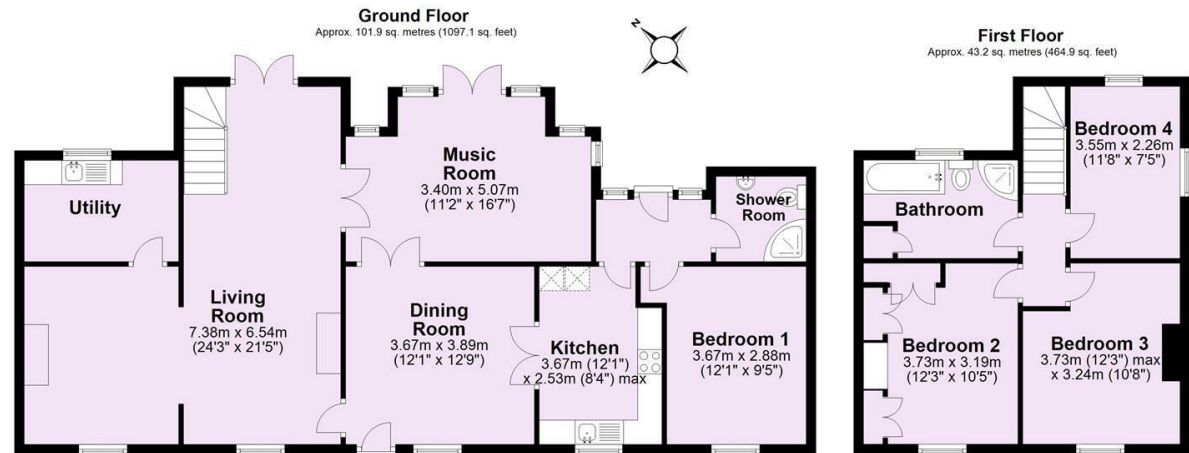


HUDSON
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Wayside Cottage Spittal, Fangfoss, York YO41 5QR

A charming extended character cottage set in around 1/3 acre enjoying views towards the Wolds.

- 4 Bedroom Detached Cottage
- Set in circa 1/3 Acre Plot with Lovely Lawned Gardens
- Wold Views
- Double Garage + Extensive Off Road Parking
- Lovely Garden Room with Vaulted Ceiling
- Large Living Room + Log burning Stove
- Kitchen. Dining Room. Utility
- Garden Store
- EPC: F
- Call Hudson Moody to View



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Guide Price £450,000

Tenure: Freehold

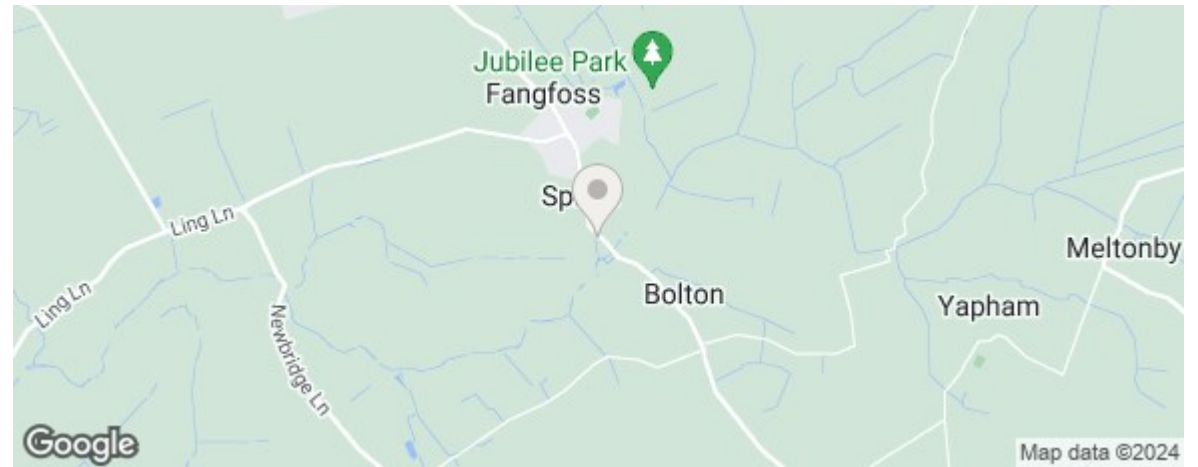
Council Tax Band: D







| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 71 |
| (55-68) D | | | |
| (39-54) E | | 32 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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.

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