



HUDSON
MOODY

Mill View Church Lane, Fridaythorpe, Driffield YO25
9RU

Outstanding extended and remodelled property with generous accommodation, paddock, workshop and garaging. Standing in grounds of around three quarters of an acre on the edge of an attractive Wolds village. Enjoying glorious open countryside views. NO ONWARD CHAIN.

- 5 Bedrooms (2 Ground Floor + 3 First Floor)
- Main Bedroom Suite Enjoys Balcony Views + Dressing Room
- Superb Open Plan Kitchen Diner/Family Room inc. Neolith Worktops
- Living Room + Multi Fuel Burning Stove
- Contemporary Ground Floor Bathroom. Impressive Entrance Hall
- Under Floor Heating. Air Source Heat Pump
- Double Garage
- Countryside Walks. Village Pub/Restaurant
- EPC: D
- Call Hudson Moody to View

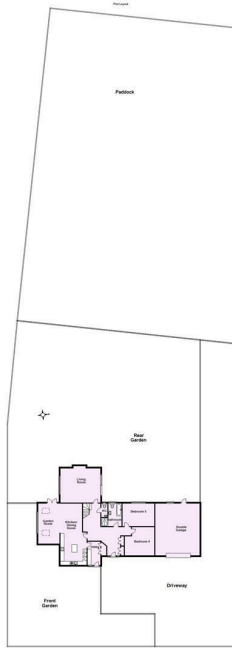


Guide Price £800,000

Tenure: Freehold

Council Tax Band: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	68		
(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
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