

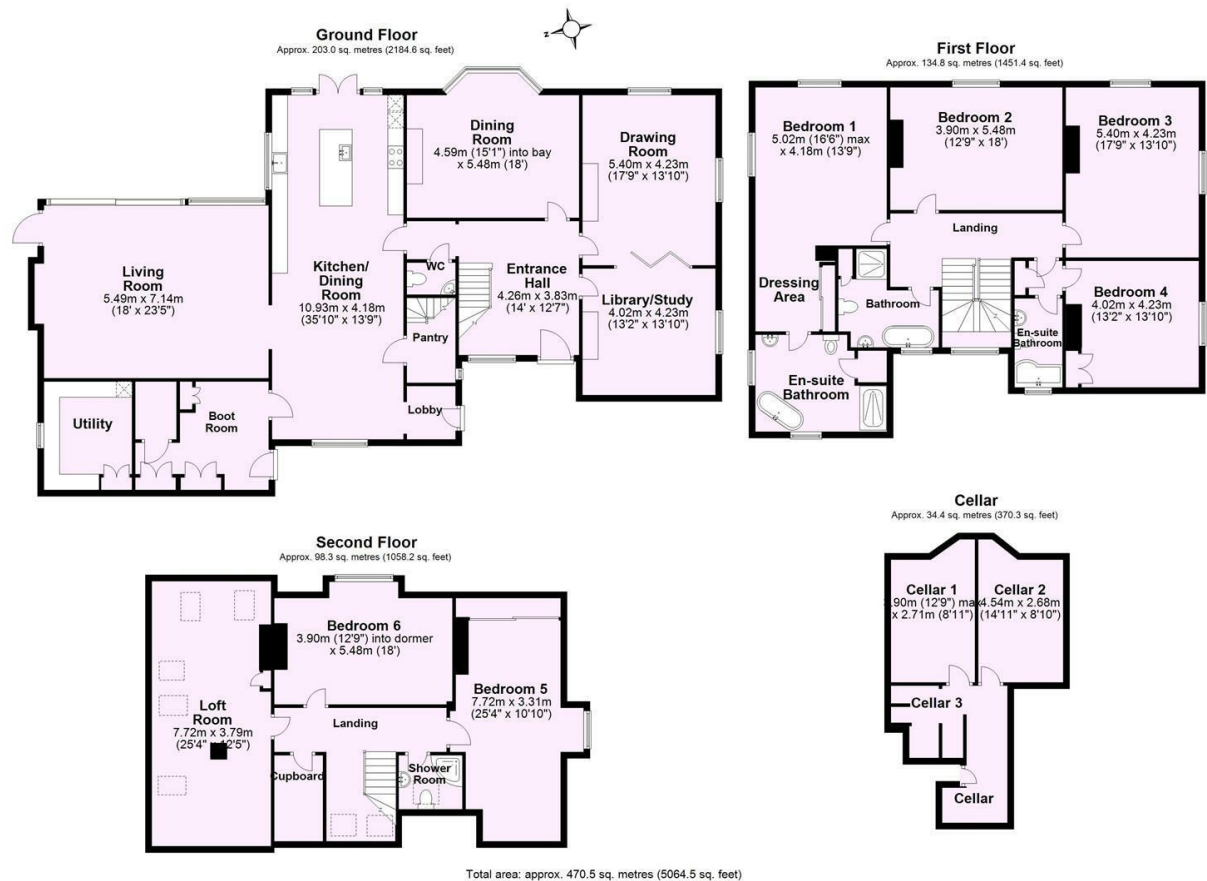


HUDSON
MOODY

The Old Rectory , Fridaythorpe, York YO25 9RU

***SEE PROPERTY VIDEO ***Outstanding former Victorian Rectory with accommodation approaching 5000ft², including stunning NEW KITCHEN and LIVING ROOM extension, outbuildings and garaging. Standing in BEAUTIFUL GROUNDS of around one acre on the edge of an attractive Wolds village.

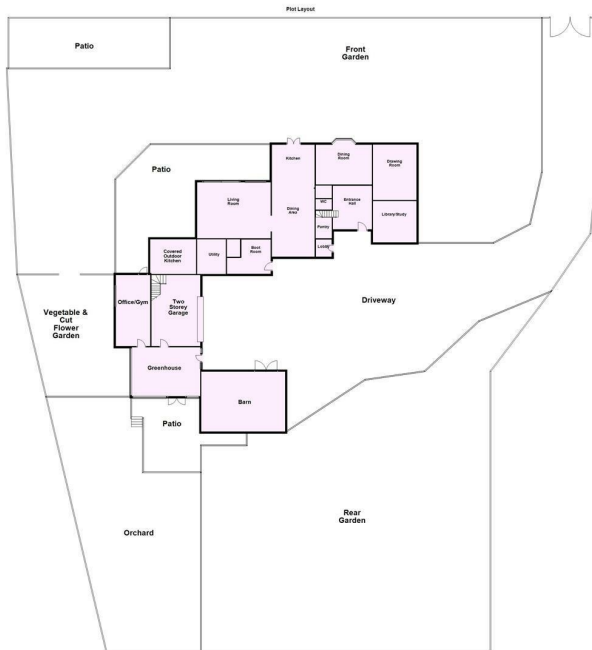
- 6 Beds + Loft Room. 2 E-S. Bathroom + Shower Room
- Superb New Family Dining Kitchen + Under Floor Heating. Pantry
- Stunning New Living Room Extension + Vaulted Ceiling + Feature Fireplace
- New Boot Room + New Utility Room + Under Floor Heating
- Double Garage. Outbuildings inc. Gym / Office / Bar
- Wine Cellar
- Air Source Heat Pump to New Extensions Rooms
- EPC:D
- Lovely Local Countryside Walks & Cycle Routes
- Call Hudson Moody to View



Price £1,250,000
Tenure: Freehold
Council Tax Band: G







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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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