



HUDSON
MOODY

Brownney Hill Main Street, Sutton On Derwent, York
YO41 4BT

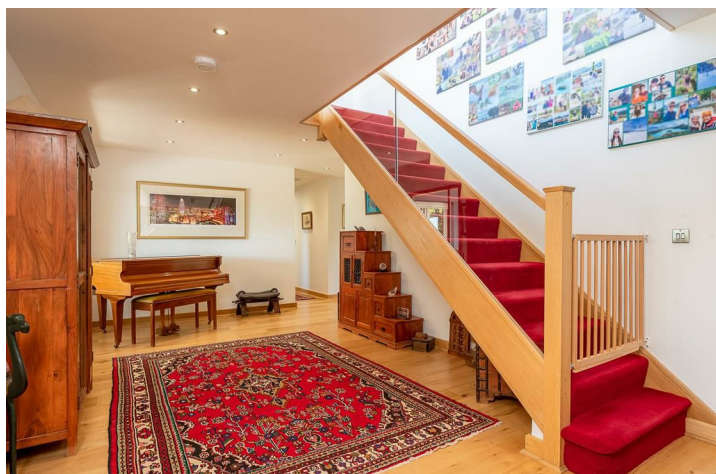
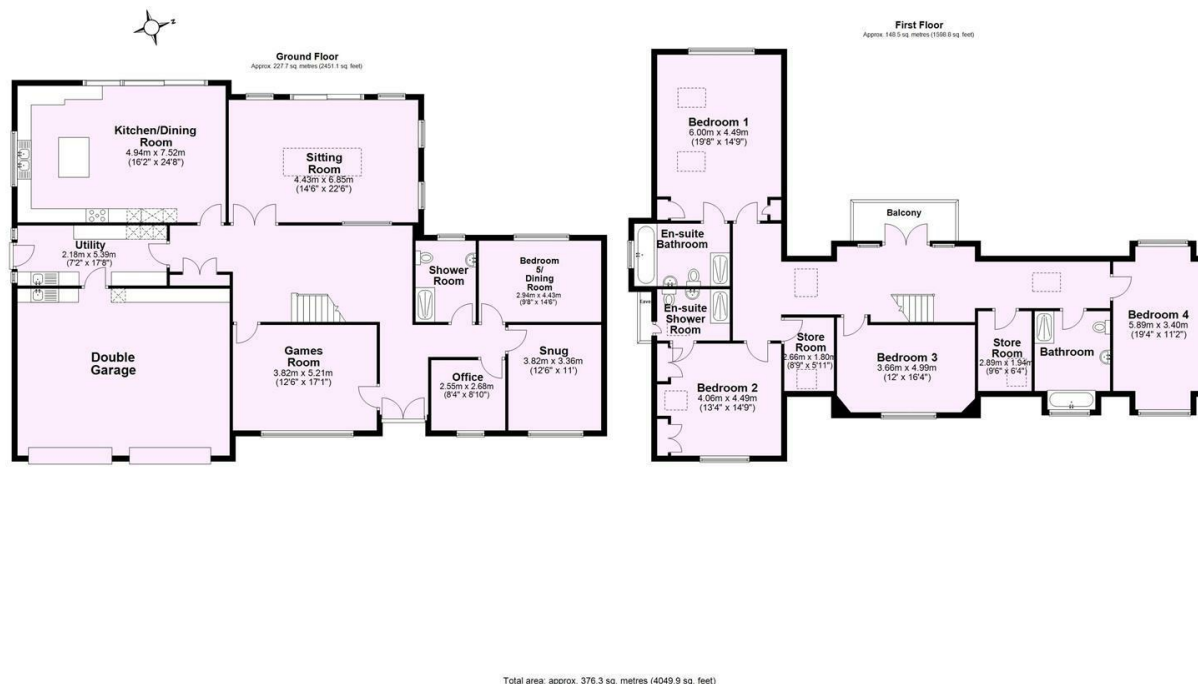
*****SEE DRONE VIDEO*** A
WONDERFUL FAMILY SIZED
PROPERTY including glorious OPEN
COUNTRYSIDE VIEWS, located on the
edge of a highly regarded village to the
southeast of York. 4049ft² including
Integral double garage.**

- Superb 4/5 Bedroom Detached Property
- Stunning Kitchen Diner + Garden Views. Large Utility Room
- Lovely Living Room with Atrium + Views
- Dining Room (or 5th Bedroom). Snug. Games Room. Office
- Main Bedroom Suite + Feature Window Enjoying Wildlife Views
- Guest Bedroom Suite. House Bathroom + Ground Floor Bathroom
- Large Integral Double Garage
- Beautiful Front + Rear Gardens
- EPC: C Call Hudson Moody to View

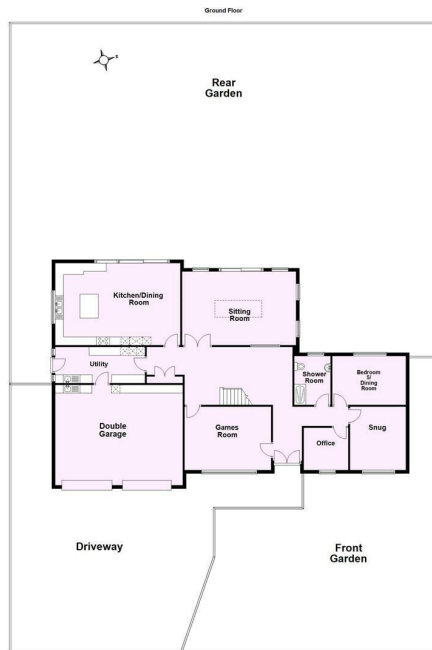
Offers Over £950,000

Tenure: Freehold

Council Tax Band: G







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		
	78	82
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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