

HUDSON MOODY

Granary Cottage Roecliffe Court, Hessay, York YO26 8LD

Situated in an attractive rural village, just off the A59 and close to Upper Poppleton, you will find this smartly presented detached house that offers superbly spacious ground floor living accommodation and three double bedrooms. The house stands on a corner plot with attractive gardens, single garage and enclosed off street parking.

- Immaculate Detached House
- Rural Village Near York
- Two Reception Rooms
- Impressive Kitchen with Appliances
- Ground Floor WC and Utility Area
- Master Bedroom with En-Suite Shower Room
- Additional Two Double Bedrooms and House Bathroom
- Integral Single Garage and Off Street Parking
- Enclosed Private Gardens
- No Onward Chain

Guide Price £470,000

Tenure: Freehold

Council Tax Band: E

Granary Cottage

Approximate Gross Internal Area = 107.9 sq m / 1160 sq ft
Garage = 14.4 sq m / 154 sq ft
Total = 122.3 sq m / 1314 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION









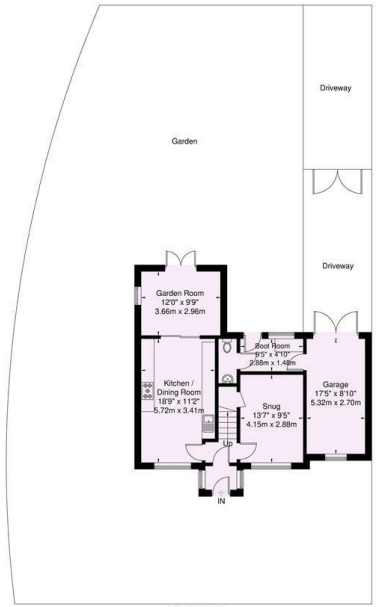






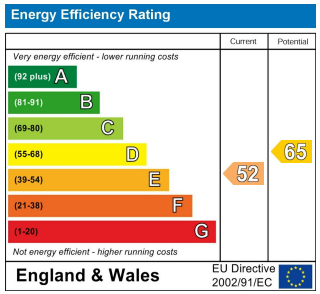
Granary Cottage

Approximate Gross Internal Area = 107.9 sq m / 1160 sq ft
Garage = 14.4 sq m / 154 sq ft
Total = 122.3 sq m / 1314 sq ft



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







HUDSON MOODY

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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com