



HUDSON
MOODY

Lindley Cottage York Road, Naburn, York YO19 4RU

Situated in the highly desirable village of Naburn, just south of York, this extended and immaculately presented family home sits surrounded by generous gardens down a private drive.

The property features two reception rooms, a spacious open-plan living kitchen, five bedrooms, and three bathrooms. In addition, there is a separate outbuilding offering excellent potential for use as an annex, home office, gym or additional accommodation.

- Eco-Friendly Detached Family Home
- Extended and Renovated to a High Standard
- Open Plan Kitchen / Dining / Family Room
- Two Spacious Living Rooms
- Five Bedrooms
- Three Bathrooms
- Wrap Around Gardens
- Separate Outbuildings with Potential
- Parking for 5+ Vehicles
- Underfloor Heating, Air-Source Heat Pump, Solar Panels & Battery Storage

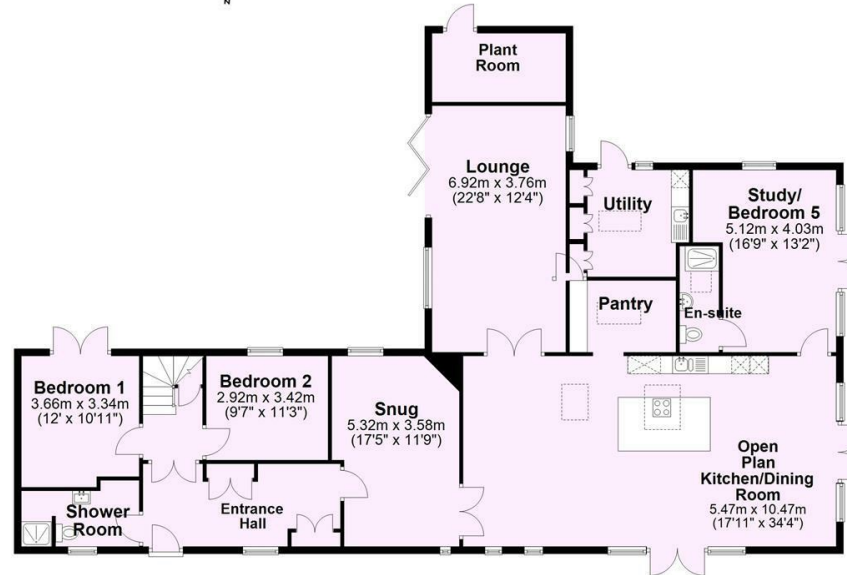
Guide Price £895,000

Tenure: Freehold

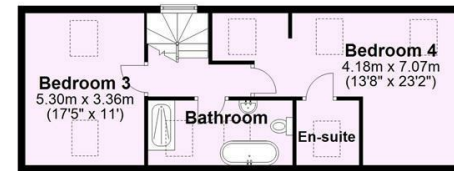
Council Tax Band: C



Ground Floor
Approx. 197.0 sq. metres (2120.8 sq. feet)

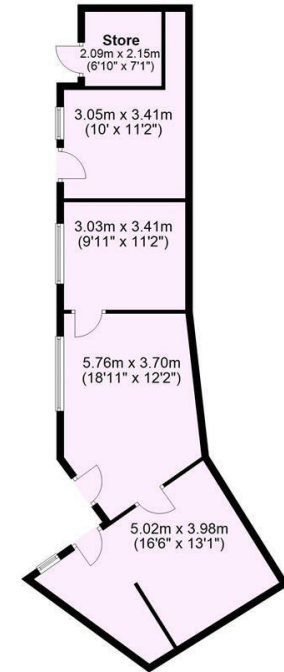


First Floor
Approx. 53.3 sq. metres (573.5 sq. feet)

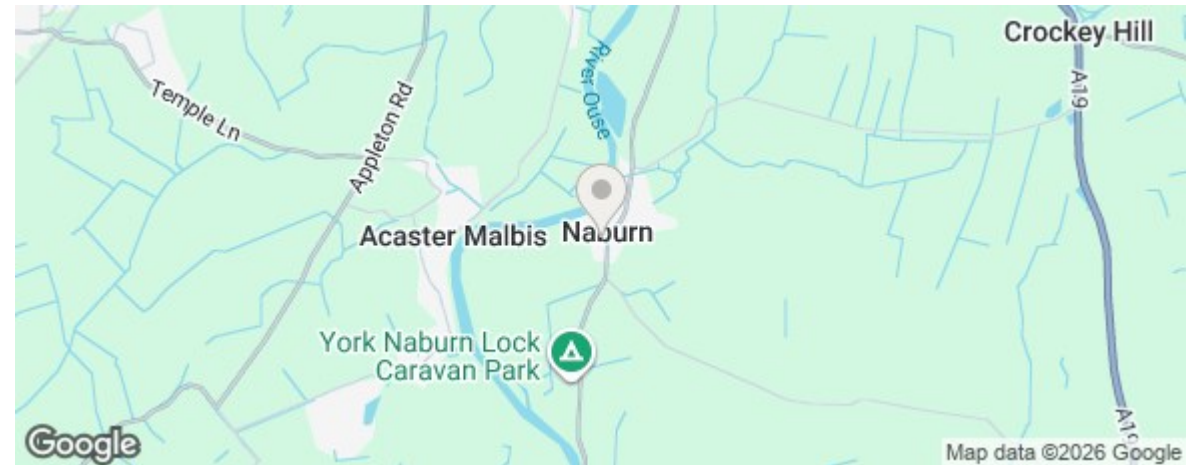


Total area: approx. 316.1 sq. metres (3402.0 sq. feet)

Outbuildings
Approx. 65.7 sq. metres (707.7 sq. feet)







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		
	81	86
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.
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.

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