



HUDSON
MOODY

22A Chestnut Road, Cawood YO8 3TB

22A Chestnut Road
Approximate Gross Internal Area = 131.8 sq m / 1418 sq ft



A modern home providing generous living accommodation including two reception rooms, one with a conservatory extension, two double bedrooms, one bathroom and one en-suite, plus there is a downstairs WC. The property also benefits from a single garage and a large West facing garden, making it perfect for families.

- Three Bedroom Family Home
- Modern Kitchen with Appliances
- Two Reception Rooms with Conservatory
- Log Burner
- Two Double Bedrooms, One with En-Suite
- Additional Single Bedroom
- Family Bathroom
- West Facing Rear Garden
- Garage and Off-Street Parking
- Village Location

Offers In Excess Of £375,000

Tenure: Freehold

Council Tax Band: D

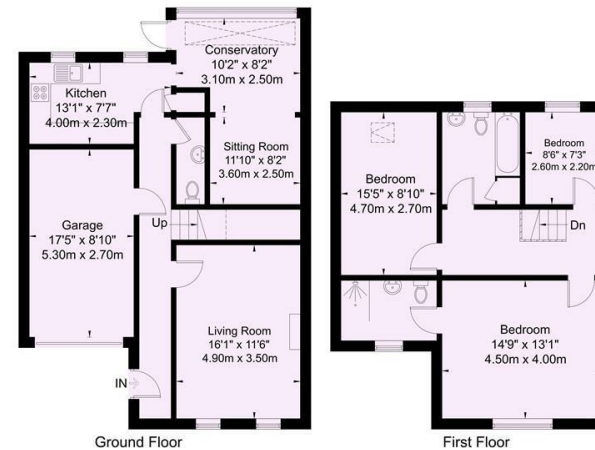
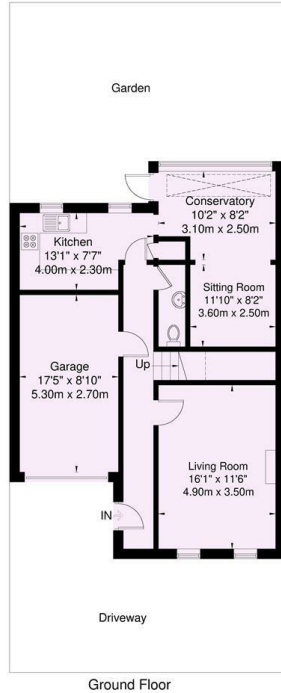


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(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.
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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