



HUDSON  
MOODY

Moor Lodge York Road, Kirk Hammerton, York. YO26  
8DH

An exceptional, architect-designed detached home, carefully planned and constructed by the current owners to an outstanding specification. Features include ample off-street parking and an award-winning landscaped garden backing onto open fields. Offered to the market with no onward chain, this is a rare opportunity to acquire a truly unique home in a sought-after village setting.

- Immaculate Detached Home with Striking Design and Layout
- Impressive Open-Plan Kitchen, Dining and Living Area with Sunroom and Countryside Views
- Underfloor Heating
- Utility Room and WC
- Modern House Bathroom and Two En-Suite Shower Rooms
- Four Spacious Bedrooms and a Separate Study
- Large Terrace Balcony
- Generous Driveway with Ample Off-Street Parking
- Award Winning Landscaped Garden
- NO ONWARD CHAIN

**Offers Over £800,000**

**Tenure: Freehold**

**Council Tax Band: G**

**Moor Lodge**  
Approximate Gross Internal Area = 241.8 sq m / 2603 sq ft

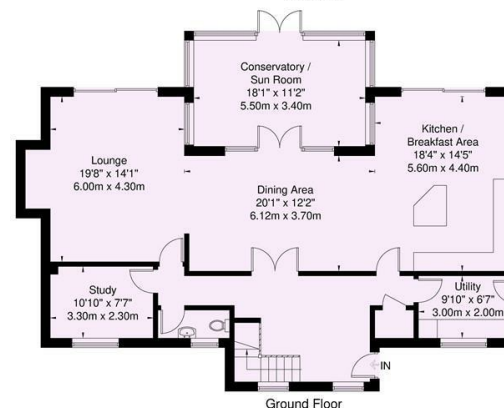
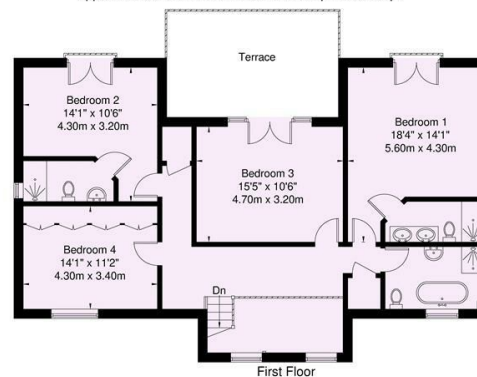
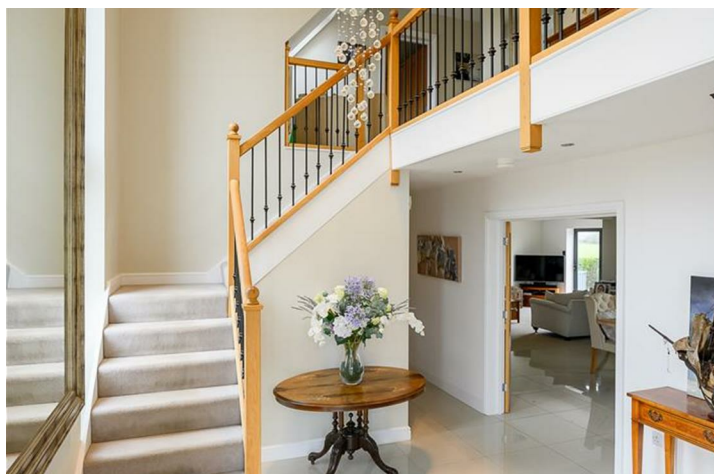


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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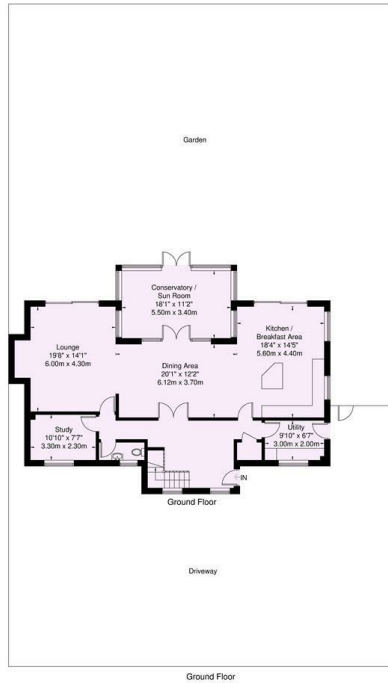
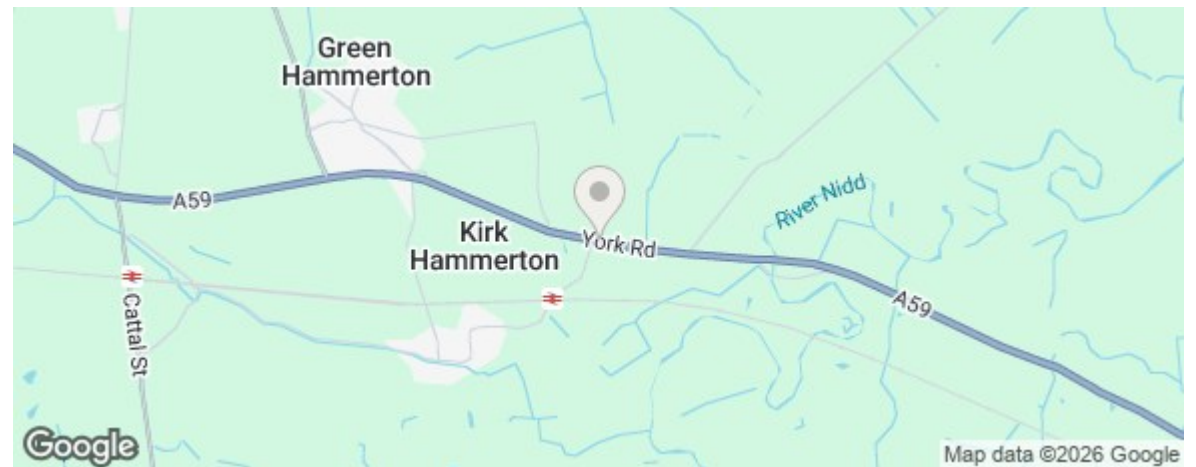


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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