



HUDSON
MOODY

Barleycorn House Main Street, Holtby, York YO19 5UD



A family home with beautiful gardens including lovely views over open countryside. ADJOINING PADDOCK AVAILABLE BY SEPARATE NEGOTIATION TO BUY or RENT. No onward chain.

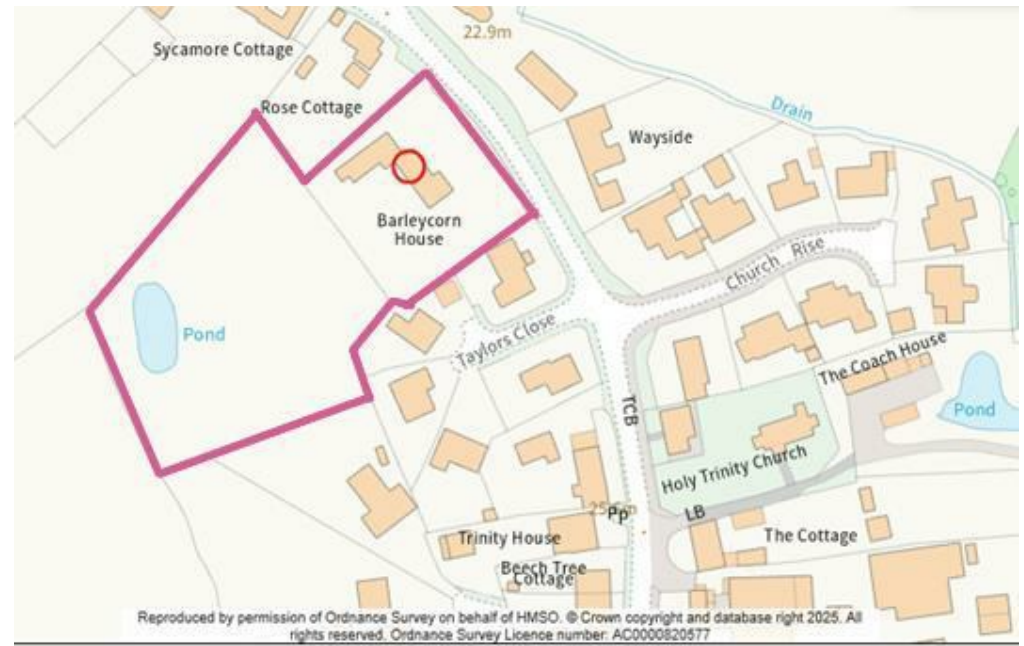
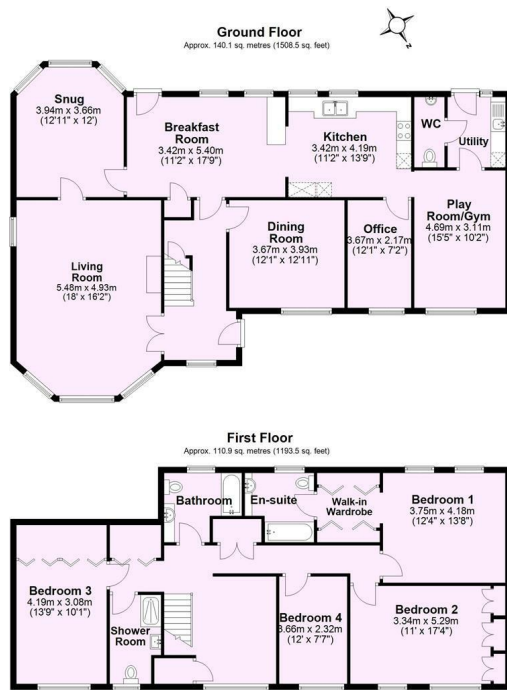


Accommodation:

- Superb Sized 4 Bedroom Family Home
- Backing Onto Open Countryside
- Approx 1.25 Acre Adjoining Paddock Available by Separate Negotiation
- Lovely Kitchen Breakfast Room + Garden Views
- 2 Large Reception Rooms. Snug. Play Room/Gym. Office. Utility Room
- En-Suite + House Bathroom
- Attractive Brick Outbuildings - used for Garden/Log Storage
- Double Garage, EPC: C
- Call Hudson Moody to View
- Tenure: Freehold

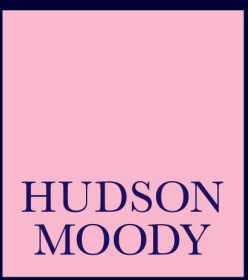
Price £925,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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