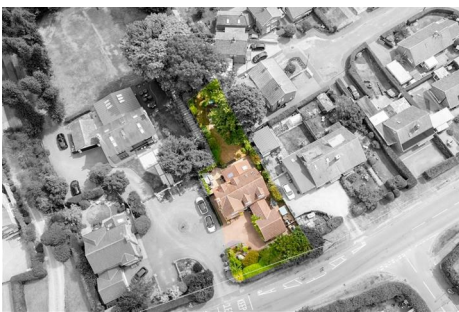


N A I S H

ESTATE AGENTS



YORK
EST. 1939



Holly Lodge Wetherby Road

Rufforth, York, YO23 3QF

Beautifully extended and thoughtfully upgraded, Holly Lodge offers the perfect blend of contemporary family living and village charm. Finished to an exceptional standard throughout, this impressive home combines generous living spaces, high-quality craftsmanship and a lifestyle that makes Rufforth one of the area's most desirable villages. Rufforth is renowned for its welcoming community, excellent amenities and superb location, offering the best of countryside living just four miles from York. Benefitting from a village shop & tea room, Rufforth Primary School and the re-opening of the Tankard Inn pub, there is something for everyone. Despite its peaceful rural setting, Rufforth is exceptionally well connected, with easy access to York, the A64, A1(M), M1 and routes towards Harrogate, making it an ideal location for commuters and families alike.

£720,000

Holly Lodge Wetherby Road

Rufforth, York, YO23 3QF



- Four miles from York with excellent links to A64/A59/A1(M)/M1
- Beautifully extended and extensively upgraded throughout
- Stunning open-plan kitchen, dining and family room with striking glazed extension
- Bespoke Chapel Kitchens design with granite worktops, central island and oil-fired Aga
- Thriving community with highly regarded primary school, village amenities, sports clubs and renowned Italian restaurant
- Wonderful countryside walks, woodland trails, cycle routes and bridleways on the doorstep
- No onward chain

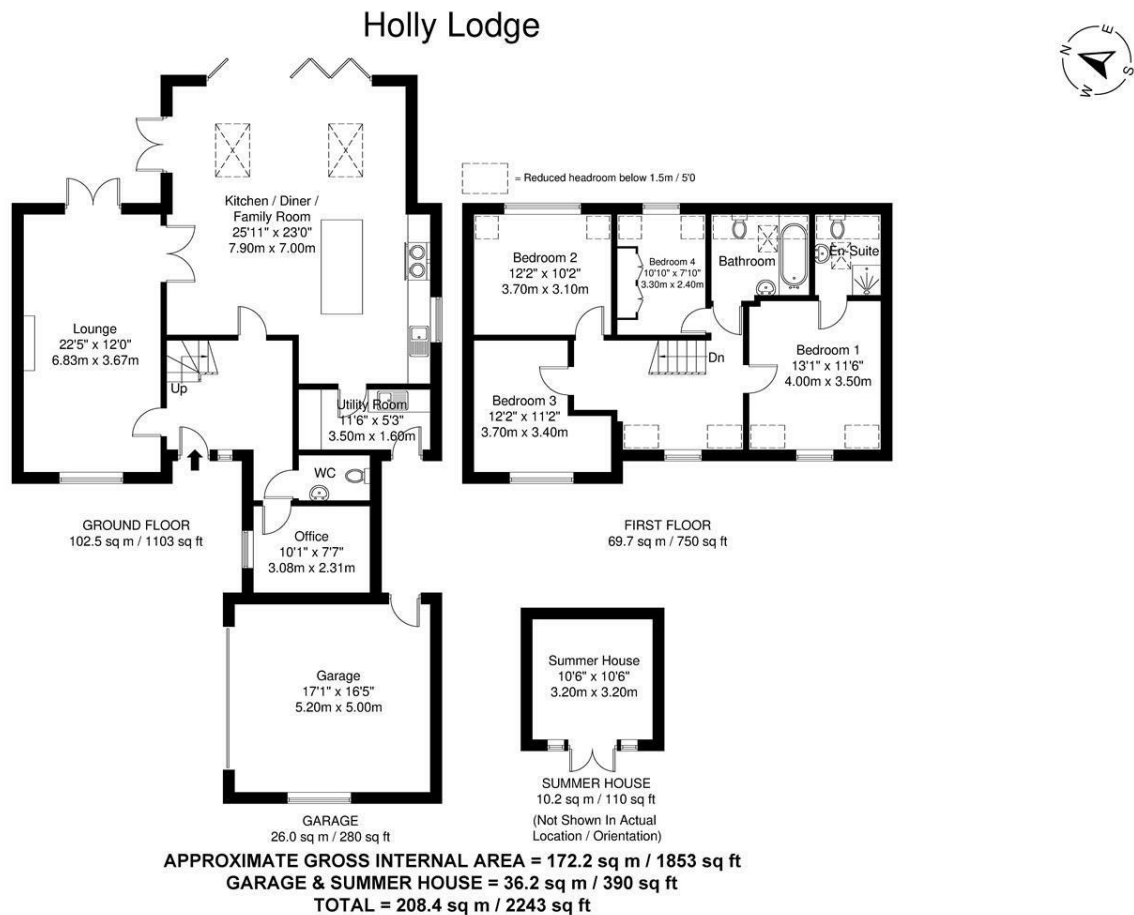
Offer Procedure



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		