



HUDSON
MOODY

23 Greystone Court, Haxby, York YO32 3FS

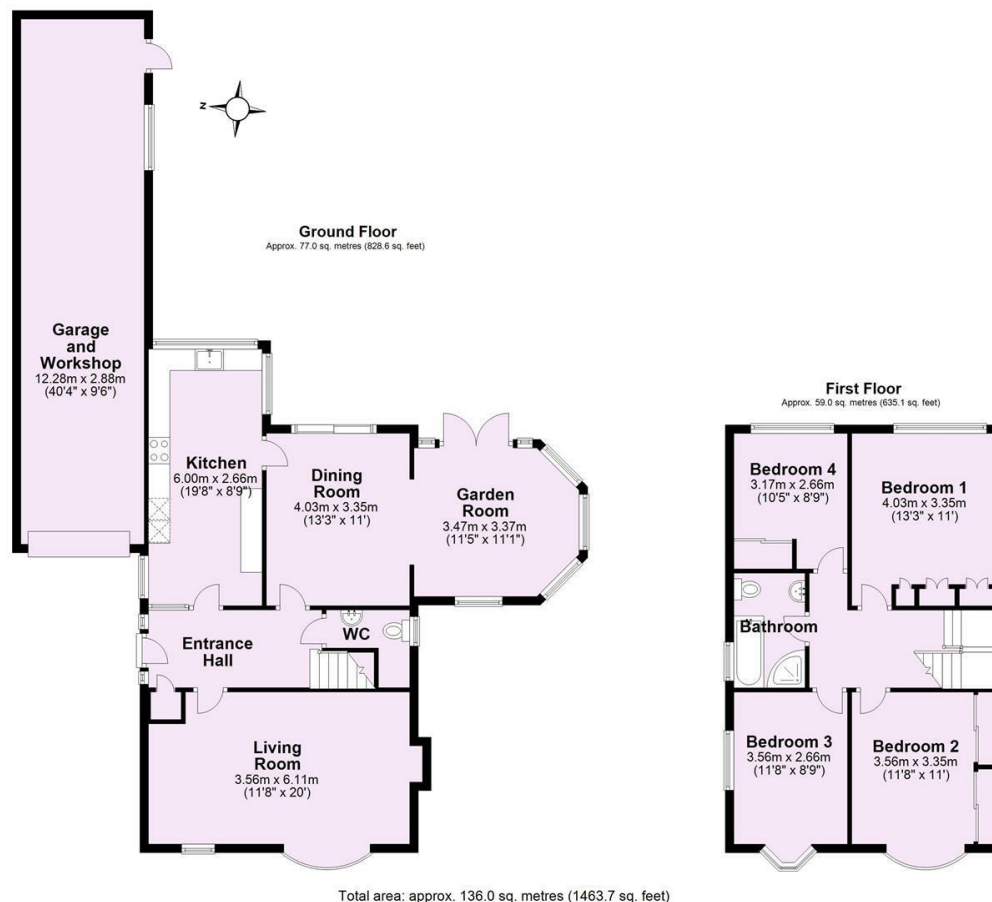
An impressive four double bedroom detached family home, built to the highly regarded 'Gloucester' design. With beautifully manicured gardens, a large conservatory open plan to the dining room and with the benefit of owned solar panels, this property is tucked away at the end of this sought after cul-de-sac.

- Spacious Family Home Built To The 'Gloucester' Design
- Superb Cul-De-Sac Location
- Owned Solar Panels Generating An Annual Income & Reducing Electricity Bills
- Bespoke Kitchen With Appliances & Granite Work Tops
- Dining Room Open Plan To Garden Room
- Four Generous Double Bedrooms
- Close To Village Amenities
- Modern House Bathroom With Separate Shower
- Attractive, Manicured Rear Garden
- Tandem Garage/Workshop, Car Port & Ample Off-Road Parking

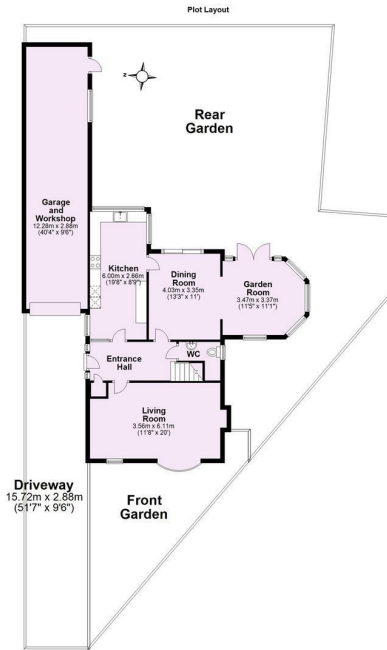
Guide Price £550,000

Tenure: Freehold

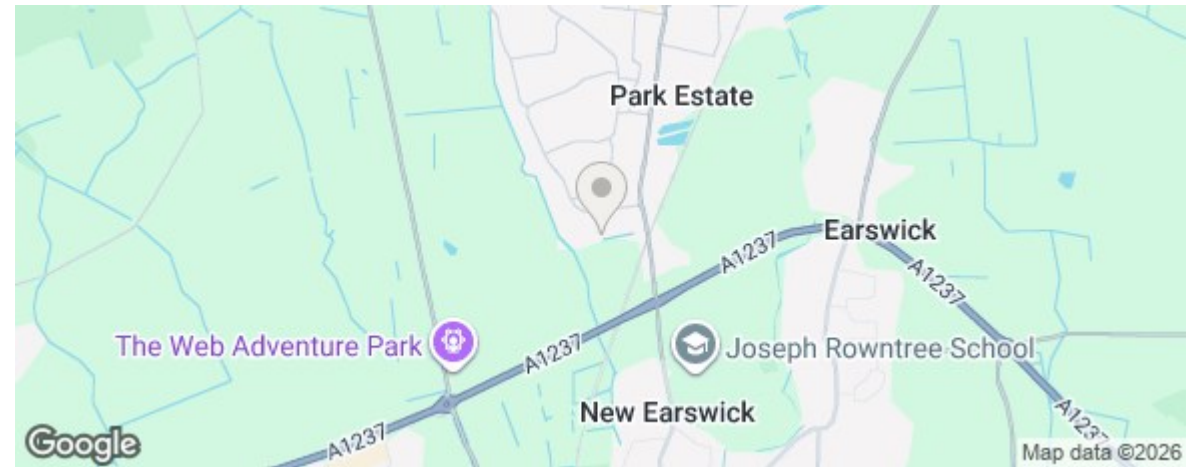
Council Tax Band: E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com