



HUDSON
MOODY

49 The Village, Stockton On The Forest, York YO32
9UF

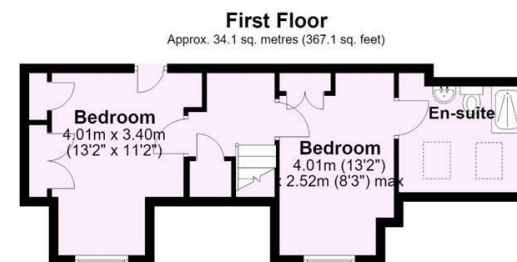
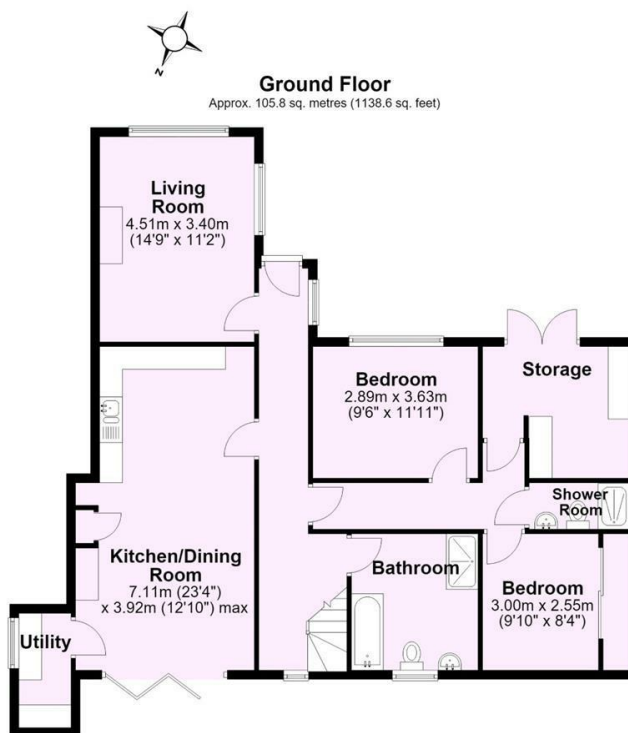
A bright and spacious, four bedroom, three bathroom detached home, with a beautifully landscaped and private, South West facing garden.

- Beautifully Presented Throughout Offering Flexible Accommodation and the Convenience of Single-Level Living
- Open Plan kitchen Living Dining Area with Log Burning Stove and Bi-Fold Doors Opening onto the Garden
- Separate Living Room with Log Burning Stove
- Two Ground Floor Bedrooms, One Currently a Home Office
- Ground Floor Family Bathroom with Bath and Shower, Plus a Separate Shower Room
- Two First Floor Double Bedrooms, One with En-Suite Shower Room
- Driveway Accommodating Parking for up to Four Cars.
- Storage or Boot Room
- Picturesque Village Location within Easy Reach of the City and Vangarde Shopping Park
- No Onward Chain

Guide Price £595,000

Tenure: Freehold

Council Tax Band: D



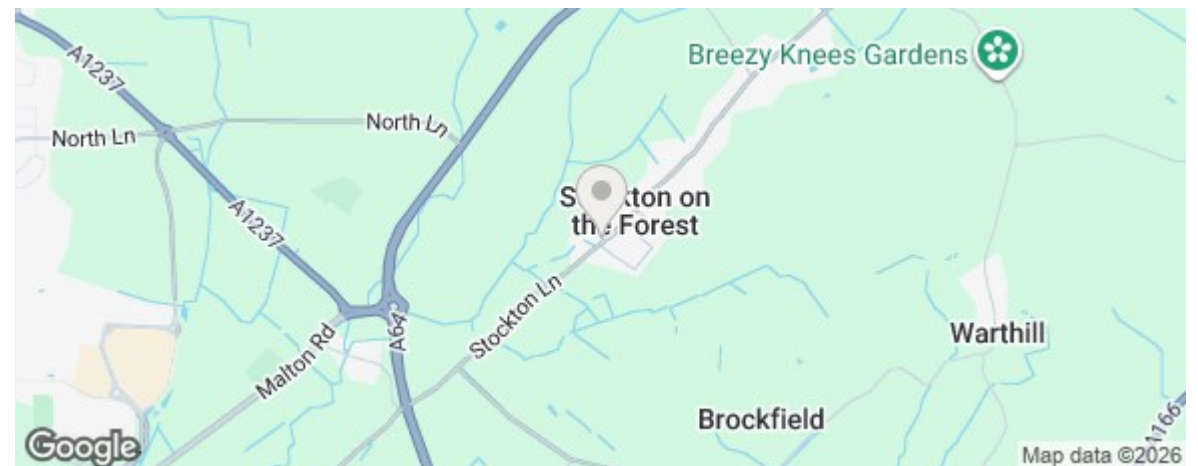
Total area: approx. 139.9 sq. metres (1505.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
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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