



HUDSON
MOODY

Garden Cottage, Long Lane, Kexby, York YO41 5LE

A fine family sized CHARACTER COTTAGE set in lovely grounds of 3/4 of an acre with Superfast Fibre Broadband. The accommodation is packed full of character including many nooks and crannies, low beamed ceilings and log burning stoves.

- 4 Bedroom Character Cottage. Approx 2325 ft²
- 0.75 Acre Sized Plot
- 1 Gigabit (1000Mbps) Fibre Broadband Offering Ultra-Fast Speeds
- Lovely Garden Views Over Open Countryside
- Car Port Style Double Garage + Adjoining Single Garage
- Kitchen Diner + Pantry + Utility/Boot Room + Laundry Room + WC
- Living Room + Family Room. Conservatory
- Modern House Bathroom + Shower Room
- Ideal Commuter Location to the City of York and East Coast
- EPC: D. Contact Hudson Moody to View

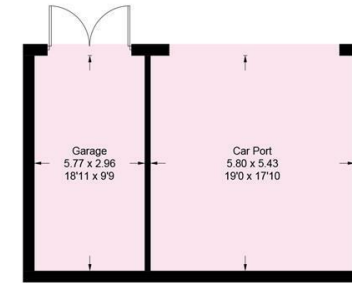
Guide Price £680,000

Tenure: Freehold

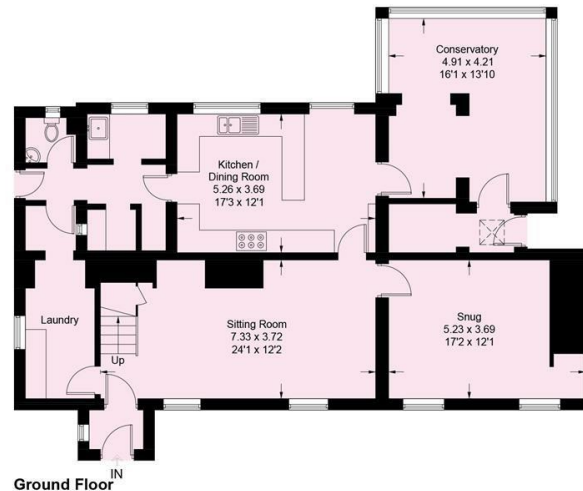
Council Tax Band: F

Garden Cottage, Long Lane, Kexby

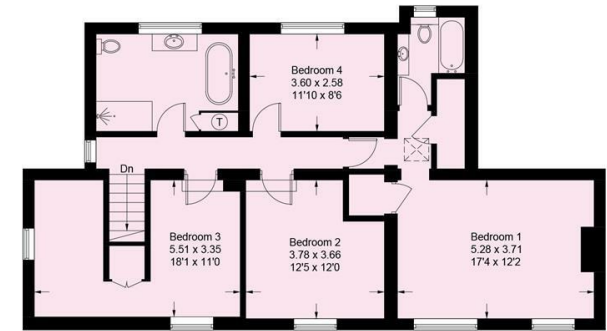
Approximate Gross Internal Area = 216.0 sq m / 2325 sq ft
 Garage = 17.3 sq m / 186 sq ft
 Total = 233.3 sq m / 2511 sq ft
 (Excluding Carport)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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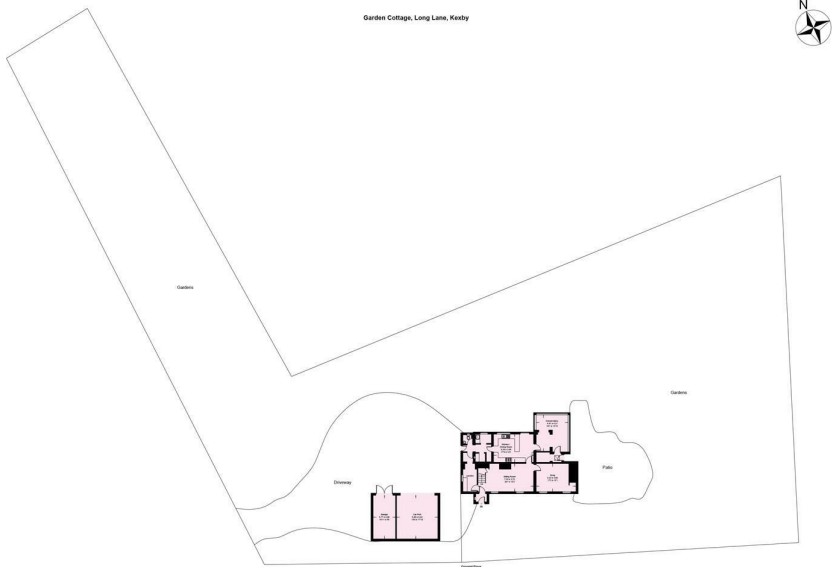


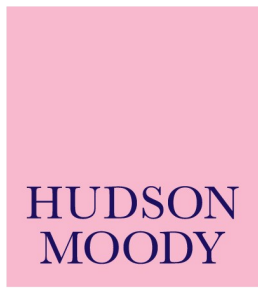
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.
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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