



HUDSON  
MOODY

4 Hopgrove Lane North, Malton Rd, York YO32 9TF

An impeccably presented, extended and superbly updated semi-detached House situated in an enviable location with open countryside views to the front. The property boasts 4/5 bedrooms and has been refurbished to an extraordinary standard with an equally impressive manicured garden to the rear.

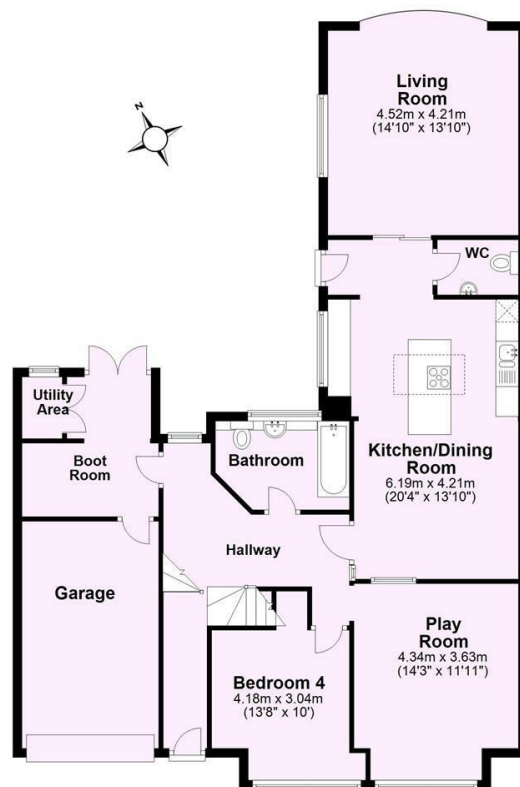
- A Most Impressive Extended Semi-Detached House
- Ground Floor Bathroom, WC, Boot Room and Utility Area
- Large Living Room with Picture Windows
- Immaculate Dining Kitchen
- Versatile Playroom (Bedroom 5/Office) and Double Bedroom
- Three First Floor Double Bedrooms, Two with Fitted Wardrobes. Shower Room.
- Immaculate Gardens
- Single Integral Garage and Spacious Driveway for parking for up to 5 Cars.
- Envious Location with Open Views to Front
- Easy Access to A64 and York City Centre

**Guide Price £550,000**

**Tenure: Freehold**

**Council Tax Band: C**

**Ground Floor**  
Approx. 121.7 sq. metres (1309.9 sq. feet)



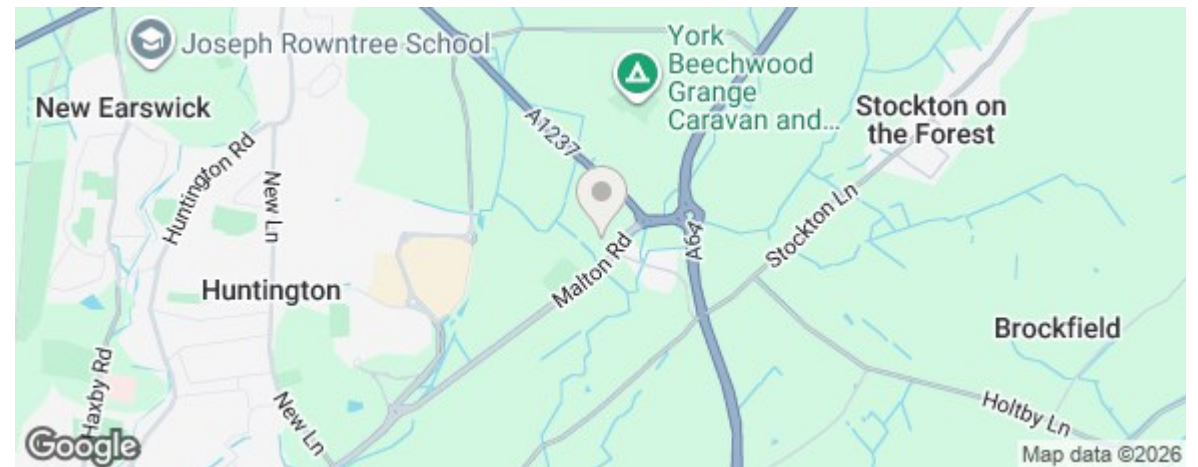
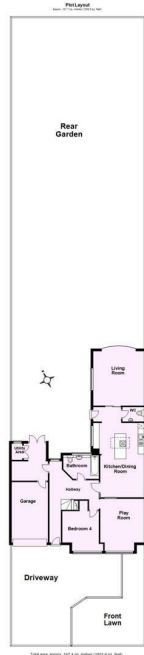
**First Floor**  
Approx. 64.5 sq. metres (693.9 sq. feet)



Total area: approx. 186.2 sq. metres (2003.7 sq. feet)







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 83        |
| (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 |           |

**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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