



HUDSON
MOODY

**Aldby Gardens Buttercrambe, Buttercrambe, York
YO41 1XU**

A TRUE GARDENER'S DREAM!

A fully modernised one bedroom bungalow with extensive gardens, set within a Victorian walled garden, to be let on an Assured Periodic Tenancy and/or Business Tenancy.

A rare opportunity to rent a small dwelling and run a visitor accommodation enterprise or small business with scope for expansion.

This fully modernised bungalow benefits from an air source heat pump and is fully insulated. The accommodation briefly comprises a utility room, shower room, dining kitchen, sitting room, bathroom and the generous double bedroom.

- **Charming 1-Bed Rural Bungalow**
- **Dining Kitchen. Utility**
- **Bathroom. Shower Room**
- **Sitting Room**
- **Extensive Gardens**
- **Various External Buildings and Polytunnel**
- **Shepherd's Hut for Visitor Accommodation**
- **Orchard and Wildlife Areas. Ponds**
- **Council tax band tbc**
- **Available 5th September**

£1,450 Per Month

Tenure:

Council Tax Band: New Build

Available 5th September







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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