





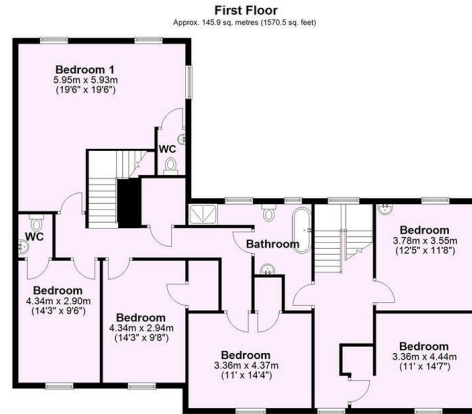
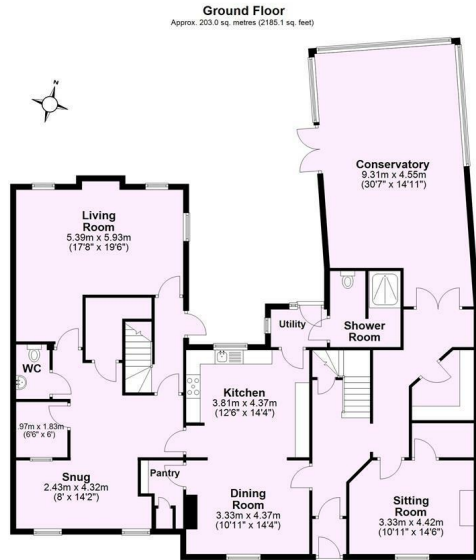
Prospect House is a charming Victorian family home set within nearly a quarter of an acre of private walled grounds. This unique sale includes a highly attractive, detached Wesleyan Chapel that presents an exceptional opportunity for modernisation or conversion.



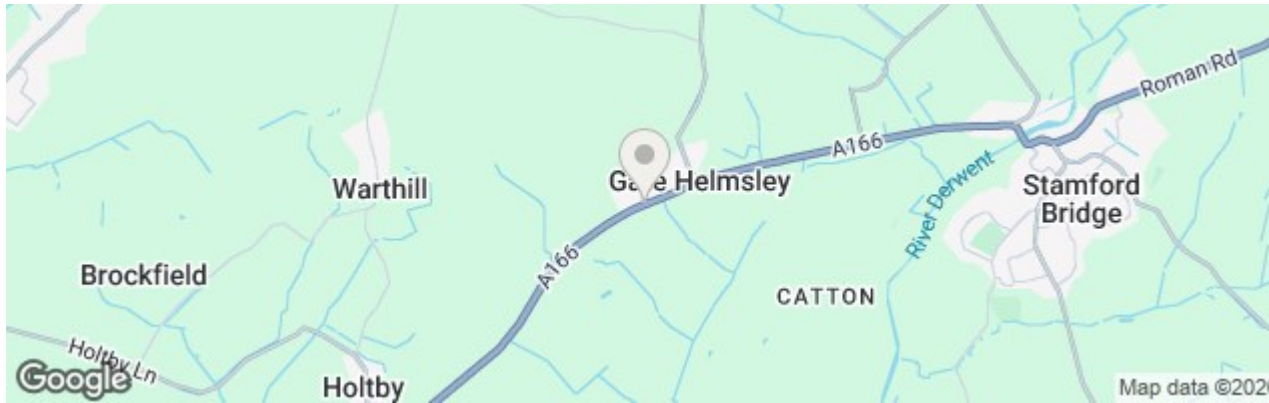
Accommodation:

- 6 Bedroom Detached House. Approx 2755Ft²
- 2 Bedroom Detached Wesleyan Chapel. Approx 1282 ft²
- Garage/Office + Car Port + Extensive Off Road Parking
- 3 Reception Rooms. Newly Fitted Kitchen. Pantry
- Main Bedroom + En-Suite + Church Views
- Private Plot + Walled Garden
- Countryside Views
- Regular Bus Service to York. Number 10
- Walking Distance to the Award Winning Balloon Tree Farmshop + Cafe
- **Offers Over £800,000**
- **Dispest Over £300,000**
- Chapel EPC: C
- Tenure: Freehold





Total area: approx. 348.9 sq. metres (3755.5 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		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	75

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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.

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