



HUDSON
MOODY

The Beeches Wetherby Road, Rufforth, York YO23
3QF

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Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft
Garage = 29.9 sq m / 322 sq ft
Total = 162.0 sq m / 1744 sq ft

*** VIEWING HIGHLY RECOMMENDED ***

An immaculate extended three/four-bedroom detached residence situated in the sought-after village of Rufforth, on an expansive plot, that has been meticulously renovated by the current owners to the highest standard, offering a beautiful turn-key family home with versatile living space.

- Immaculate modern detached farmhouse style
- Superb enclosed gardens with very private rear and side aspects
- Rare 360 property with potential to extend
- Multiple formal & informal ground floor living, including versatile annexe
- Impressive open-plan kitchen
- Utility boot room entrance with underfloor heating and formal vestibule
- Two large main house lofts
- Large detached double garage with gym/workshop space
- Driveway area to accommodate 5 vehicles
- Desirable York village location with direct access to York ring-road and A1/M1 to Harrogate, Wetherby, Leeds & London

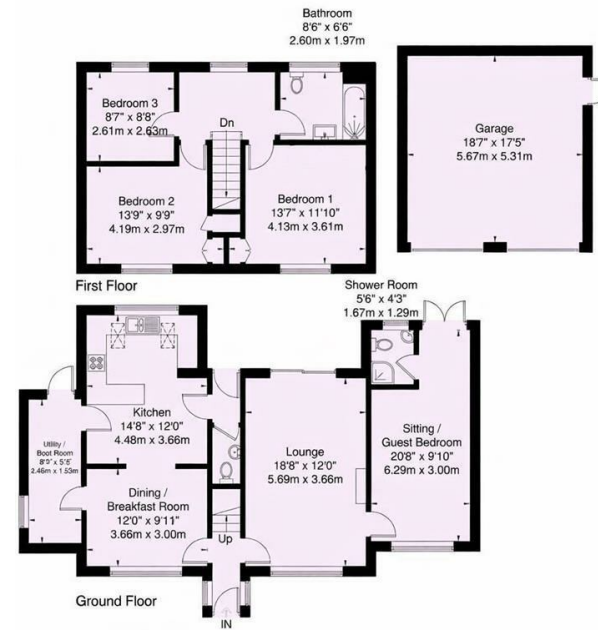


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Asking Price £700,000

Tenure: Freehold

Council Tax Band: E





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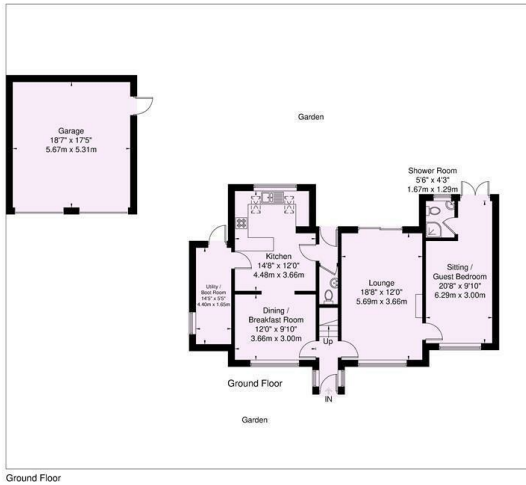


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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 77 |
| (39-54) | 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.

**HUDSON
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