



HUDSON
MOODY

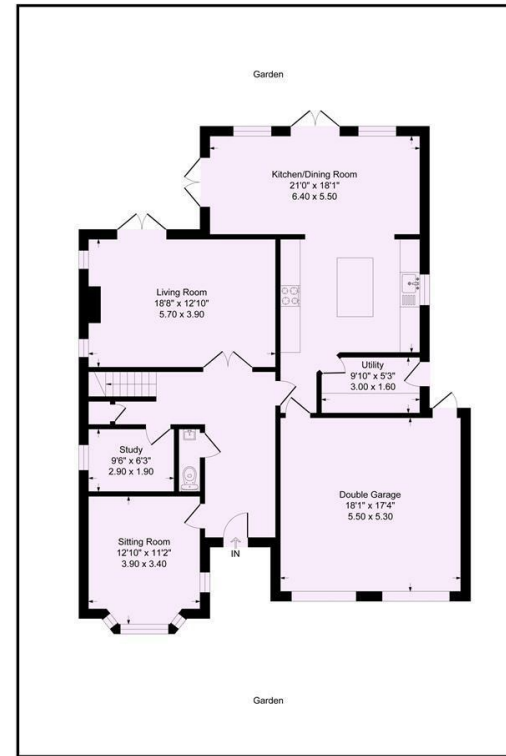
14 Askham Fields Lane, Askham Bryan, York YO23
3LT

14 Askham Fields Lane
Approximate Gross Internal Floor Area = 253.5 sq m / 2729 sq ft

Situated on the edge of the highly sought-after village of Askham Bryan, this substantial five-bedroom detached home was originally built by Nixon Homes and offers generous and versatile living accommodation throughout, including a stunning open-plan family kitchen.

Occupying a good-sized plot, the property benefits from attached double garages, ample off-street parking and far-reaching views over open farmland to the rear.

- Impressive Detached House
- Edge of Village Location with Superb Views
- Sitting Room & Study
- Generous Living Room
- Stunning Kitchen and Family Area. Separate Utility Room
- Two En-Suite Double Bedrooms
- Two Further Double and a Single Bedroom
- House Bathroom and Ground Floor Cloakroom
- Landscaped Gardens
- Off Street Parking and Double Garage.



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £900,000

Tenure: Freehold

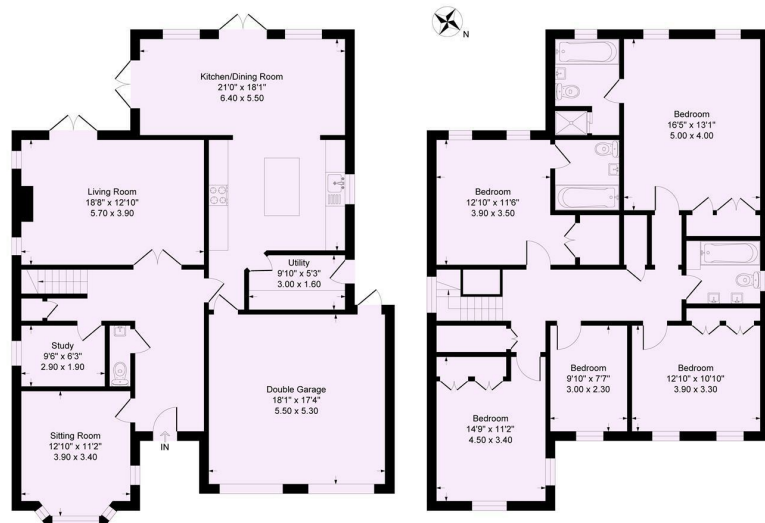
Council Tax Band: G





14 Askham Fields Lane

Approximate Gross Internal Floor Area = 253.5 sq m / 2729 sq ft

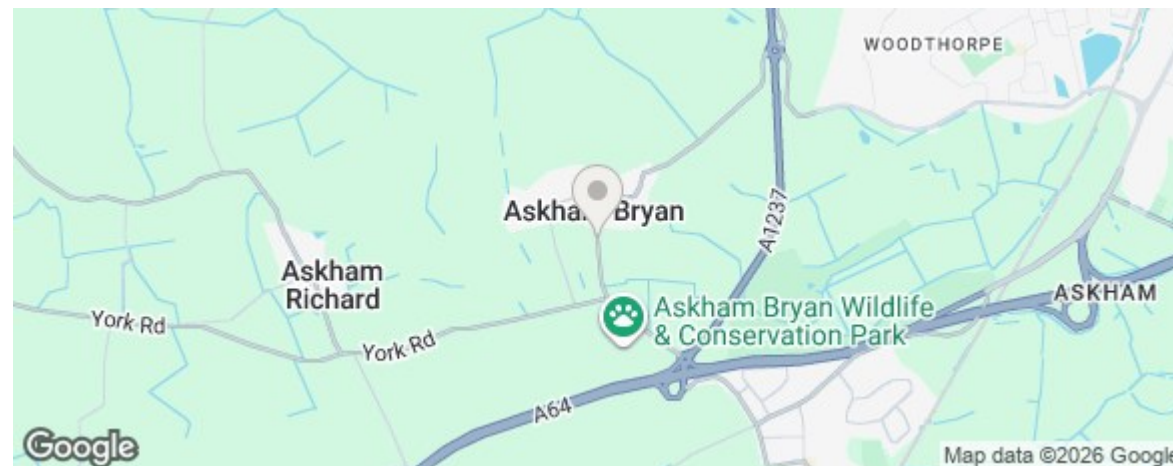


Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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		



HUDSON
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.
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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com