



HUDSON  
MOODY

**Borrowdale Moor End, Kelfield, York YO19 6RJ**

A charming modern semi-detached house situated on the edge of the rural village of Kelfield. The village lies between Cawood and Riccall providing good access to York, Selby and Tadcaster.

The property offers a generous living room, breakfast kitchen and WC to the ground floor, whilst to the first floor are three bedrooms and the house bathroom.

- Immaculate Modern Semi-Detached House
- Idyllic Rural Village Location
- Ground Floor WC
- Generous Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom with Fitted Furniture
- Single Room or Study
- Modern Tiled Bathroom
- Courtyard Garden and Single Garage
- Off Street Parking

**Offers Over £285,000**

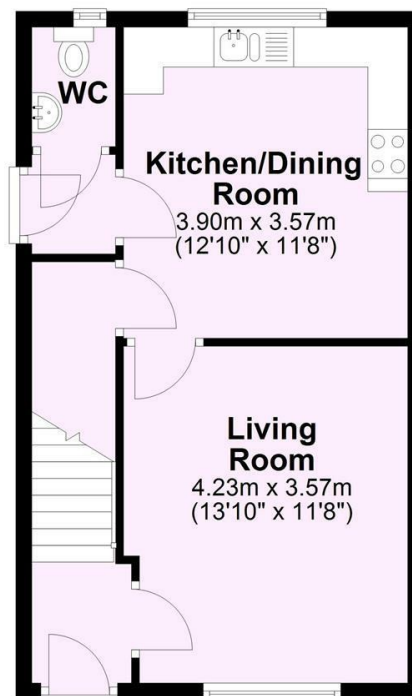
**Tenure: Freehold**

**Council Tax Band: C**



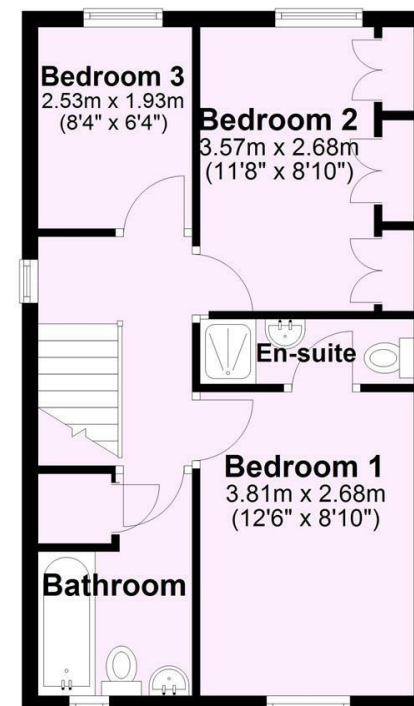
### Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



### First Floor

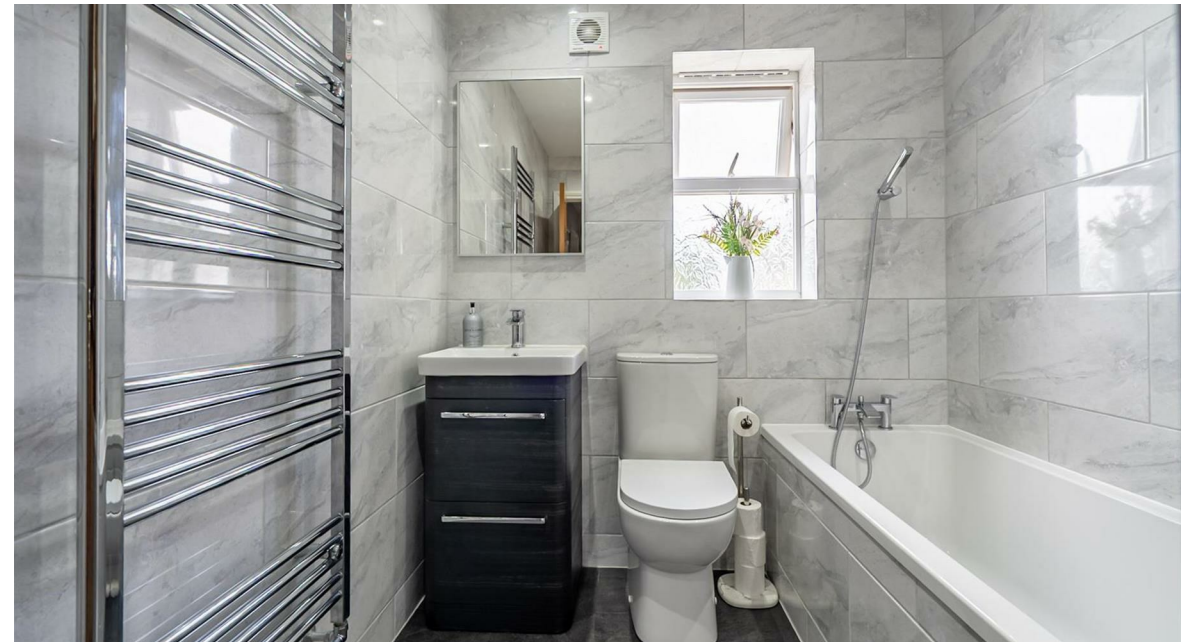
Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)







| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <b>Very energy efficient - lower running costs</b> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <b>Not energy efficient - higher running costs</b> |                         |           |
|                                                    | 75                      | 80        |
| <b>England &amp; Wales</b>                         | 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**