3 Pecketts Close, Sheriff Hutton, York YO60 6AA

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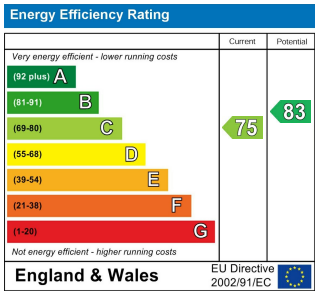
No Onward Chain Laurel House is an exceptional five bedroom, three bathroom detached family home, built by Daniel Gath Homes in 2018. Finished to exacting standards, the property is situated in a sought after cul-de-sac location, on the edge of this highly regarded village.

- Substantial Family Home With No Onward Chain
- Superb Open Plan Kitchen / Dining / Living With Bi-Folding Doors
- Quality Bespoke Kitchen With High End Appliances
- Living Room With Log Burning Stove & Bi-Folding Doors
- Built By Renowned Local Builder Daniel Gath Homes
- Under Floor Heating Throughout The Ground Floor
- Principle Bedroom Suite With Dressing Area & Luxury En-suite
- Five Bedrooms, Two Luxury En-Suites & Luxury House Bathroom
- Attractive Enclosed Gardens & Large Double Garage With Utility Area
- EPC Rating Of B

Guide Price £850,000

Tenure: Freehold

Council Tax Band: G



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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.

58 Micklegate
York
YO1 6LF

01904 600 000

property@hudson-moody.com