

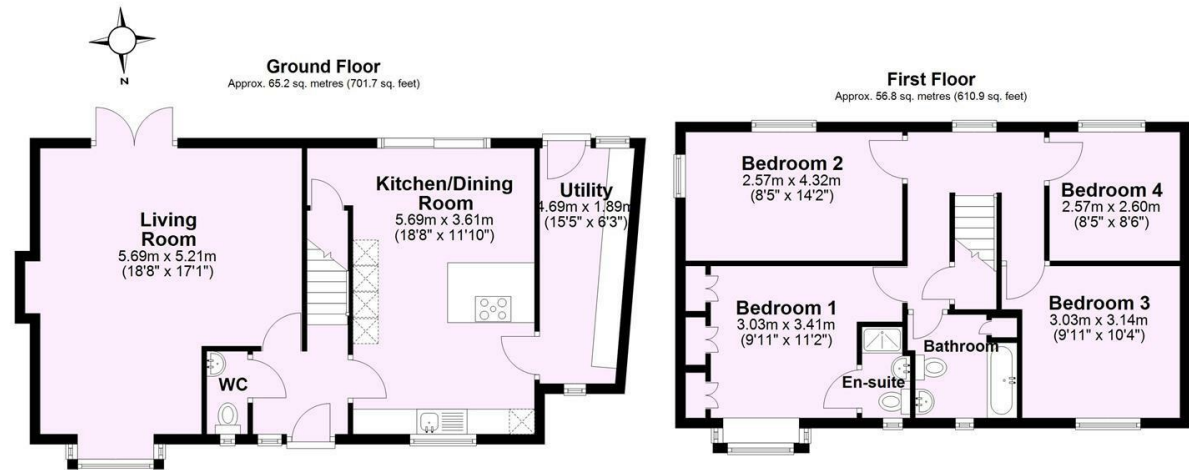


HUDSON
MOODY

1 BecksidE, Elvington, York YO41 4BE

A beautifully presented 4 bedroom family home standing on a good sized corner plot, enjoying private south-westerly facing gardens and a double garage. *** Viewing Recommended***
 No Onward Chain

- Lovely Family Sized Property
- Superb Open Plan Kitchen Diner. Large Utility
- Spacious Living Room + Garden Views
- Main Bedroom with Contemporary En-Suite Shower.
- Modern House Bathroom. Ground Floor WC
- Generous Sized Corner Plot + Gardens. Double Garage
- Timber Clad Studio/Gym. Covered Patio
- Highly Regarded Primary School. Fulford School Catchment
- Village Amenities include Sports Club + Village Pub + Local Shop
- Call Hudson Moody to View: EPC: C



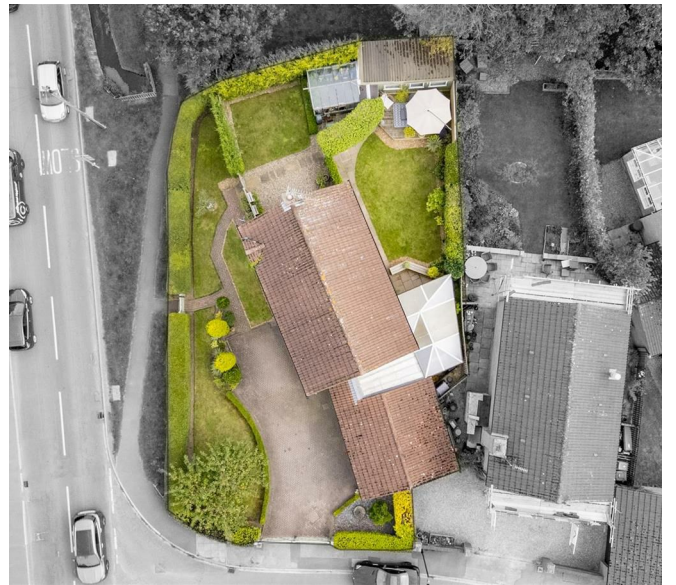
Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

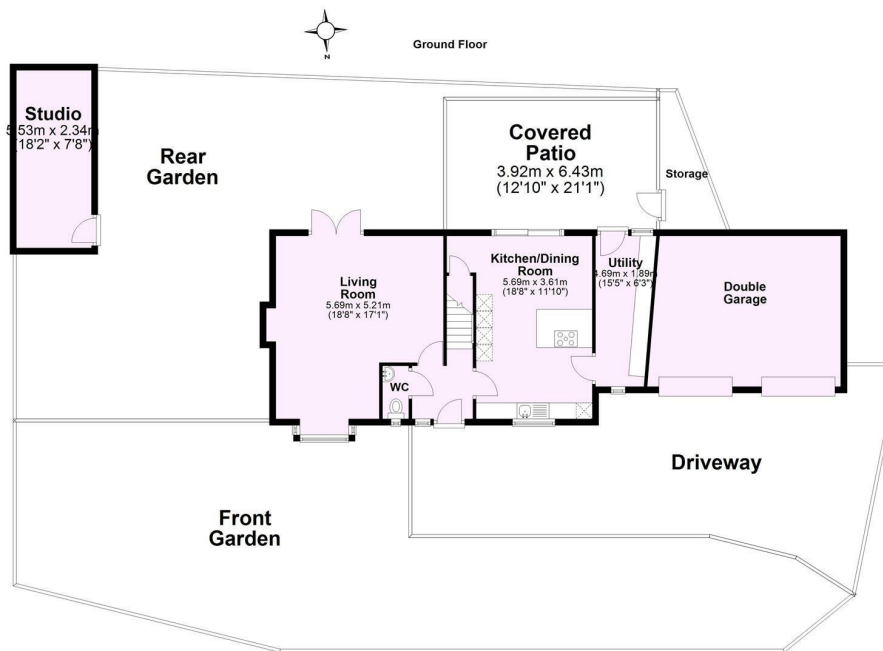
Offers Over £500,000

Tenure: Freehold

Council Tax Band: E







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	



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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.

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