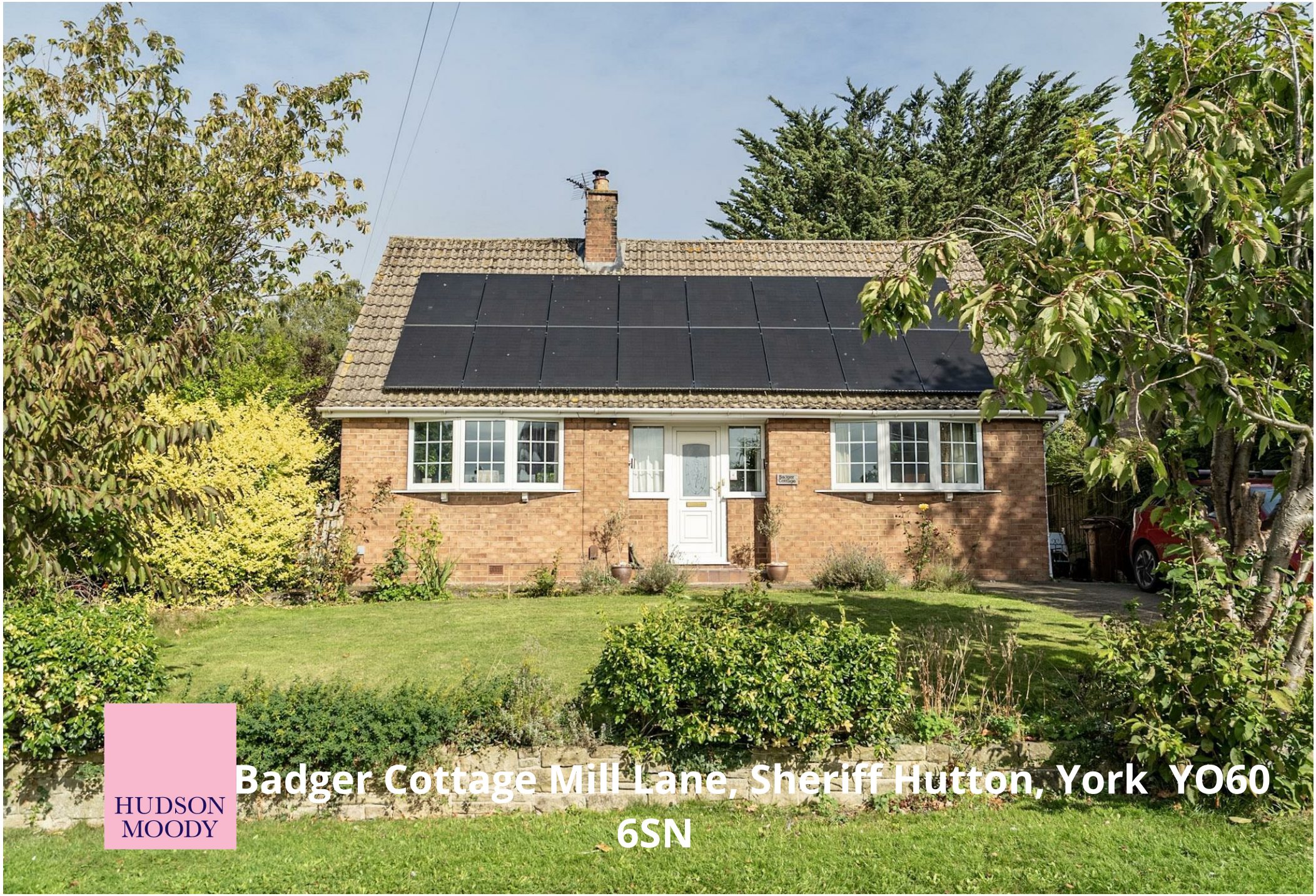


HUDSON MOODY

Badger Cottage Mill Lane, Sheriff Hutton, York YO60 6SN

Badger Cottage – Energy-Efficient Family Home in a Sought-After Village Location....

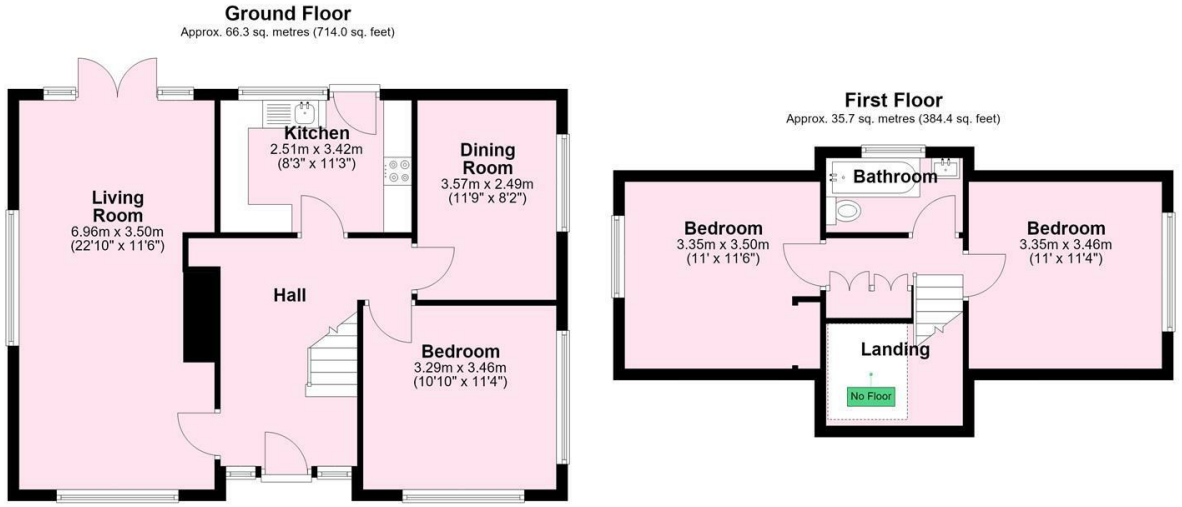
An impressive and extensively eco-upgraded detached family home, combining comfortable modern living with excellent energy efficiency. The property has achieved an EPC rating of B and an A rating for environmental impact, and benefits from solar PV panels, battery storage and an air-source heat pump.

- Extensively Eco-Upgraded Detached Family Home
- Living Room With Triple Aspect Windows & Log Burning Stove
- Air-Source Heat Pump
- Owned Solar PV Panels With Battery Storage
- EPC Rating Of B
- Spacious, Private & Enclosed Rear Garden
- Two Reception Rooms & Three Double Bedrooms
- Driveway & Detached Garage
- Hardwood Parque Flooring In The Hallway & Living Room
- Superb Non-Estate Village Location Close To Local Amenities

Guide Price £425,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using PlanUp.





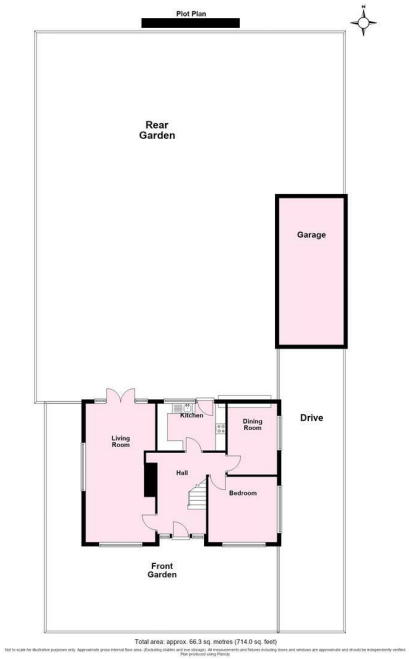

METROPOLIS



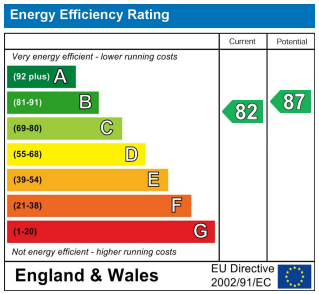














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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased 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