



HUDSON
MOODY

The Boathouse The Airfield, Acaster Malbis, York
YO23 2UY

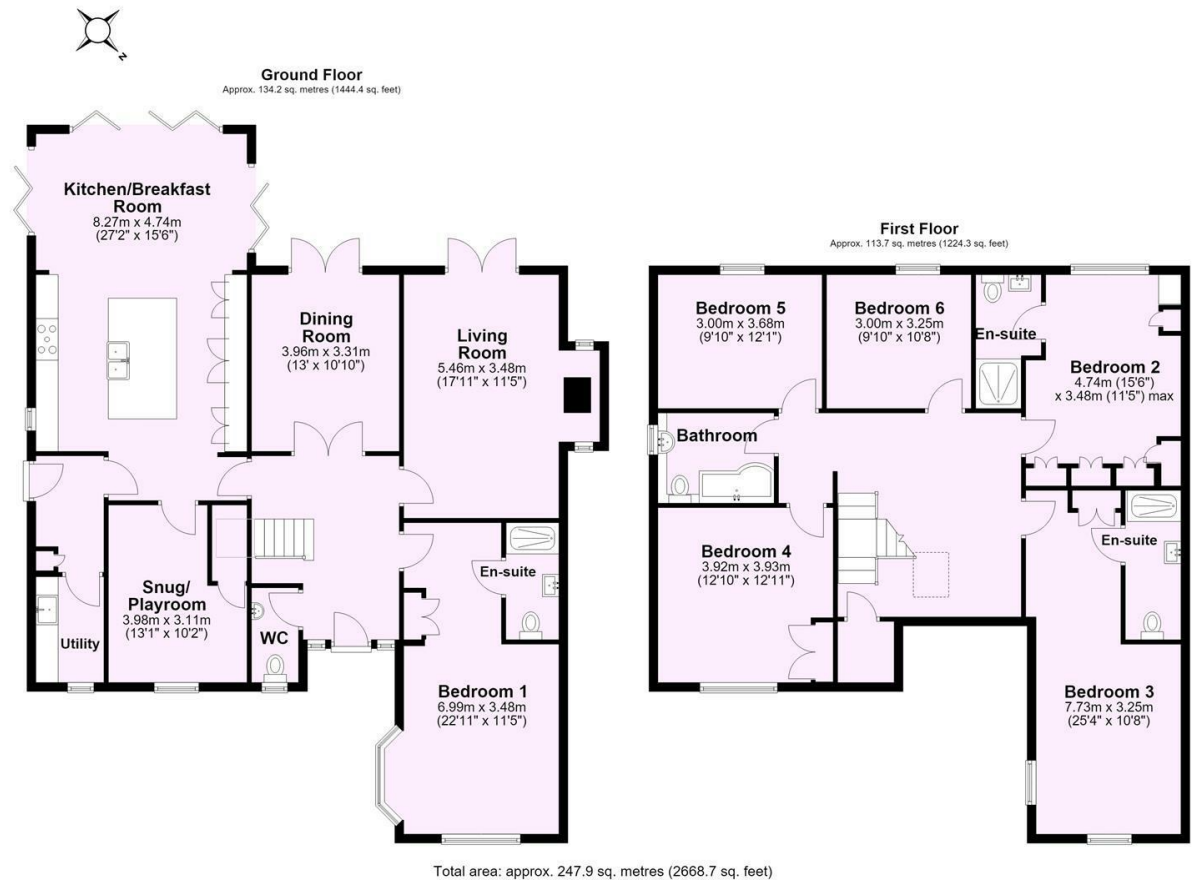
An immaculately presented six bedroom detached home, complete with generous and flexible living space, ample off street parking and a detached double garage, with home office. Occupying a substantial plot in the picturesque, rural village of Acaster Malbis, lying to the South of York.

- Contemporary Interiors Throughout
- A High Specification Beautifully Finished Kitchen Handcrafted by Dove Kitchens
- Separate Snug, Dining Room and Living Room with Wood Burning Stove
- Ground Floor Double Bedroom and En-suite Shower Room
- Five First Floor Bedrooms, Each with Fitted Storage and Two with Ensuite
- Large Lawned Garden and Gated Driveway Providing Parking for Several Cars
- Double Garage with Versatile Office Space Above
- A Rural Yet Convenient Location Just a Five minute Drive From Bishopthorpe Village and Approx Five Miles from York City Centre
- No Onward Chain
- Oil Fired Central Heating

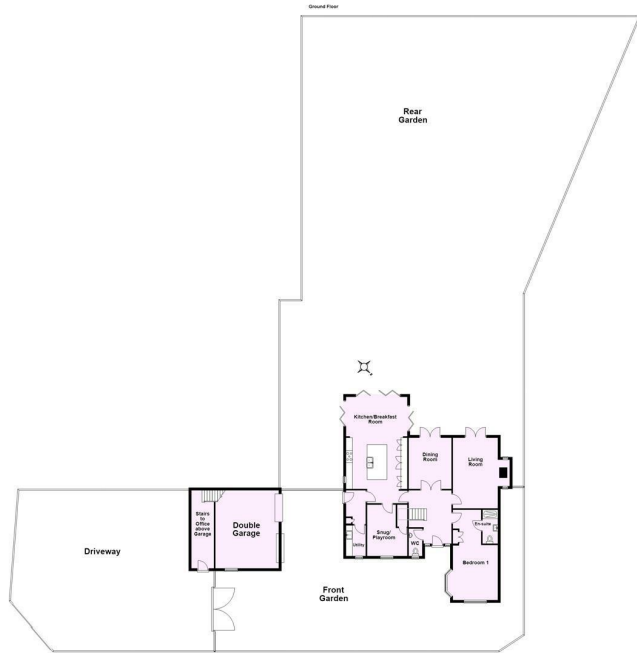
Guide Price £850,000

Tenure: Freehold

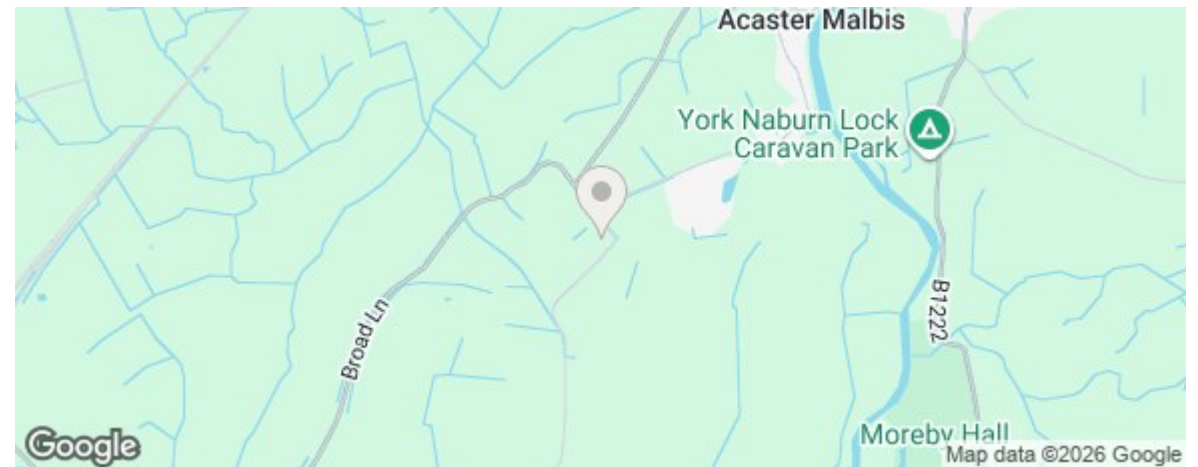
Council Tax Band: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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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