



HUDSON
MOODY

Orchard House Main Street, Heslington, York YO10
5DX

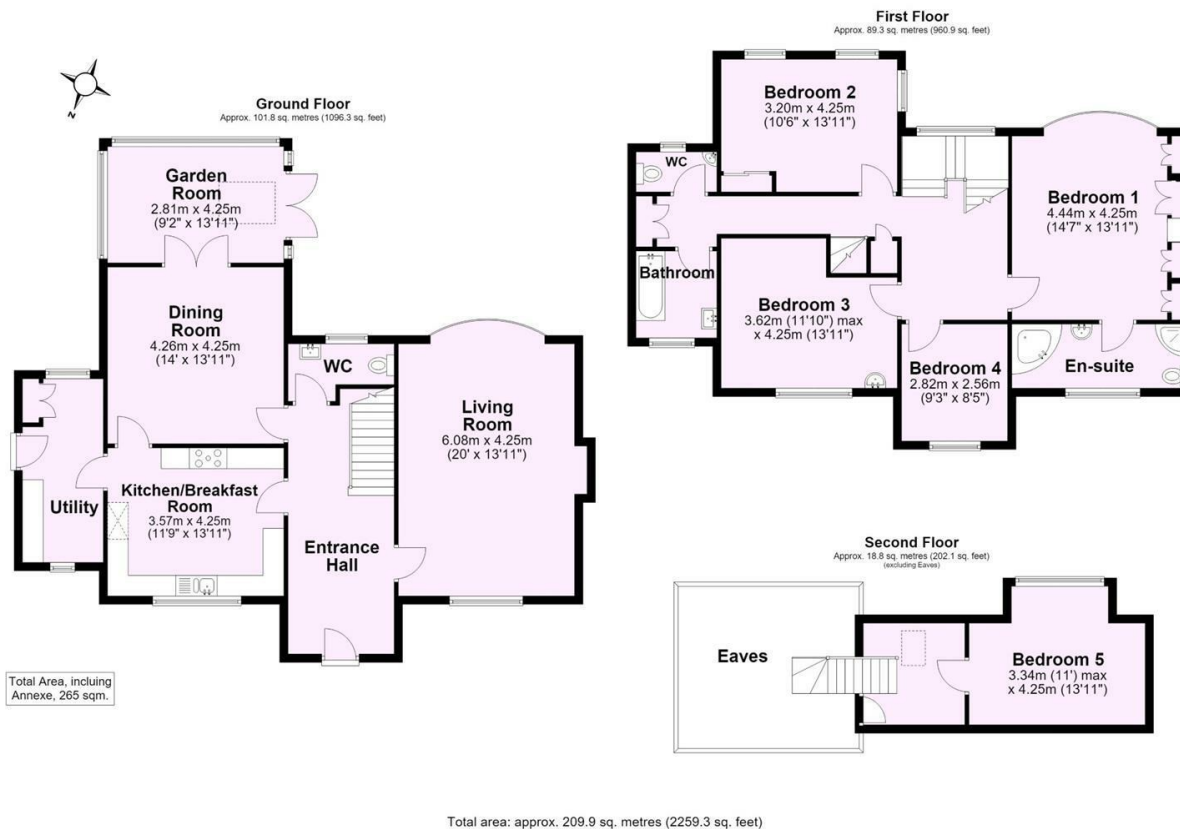
An attractive five bedroom detached family home occupying a substantial plot featuring extensive South facing gardens, and a self contained one bedroom Annexe. Situated in a tucked away position off the main street in highly desirable village of Heslington.

- Beautifully Maintained and Extensive Walled Gardens with Mature Trees, Rear Paddock and Workshop
- A Separate One Bedroom Annexe with Lounge, Kitchen, Bathroom, Double Bedroom and Patio Seating Area
- Spacious Dual Aspect Lounge with Log Burning Stove
- Breakfast Kitchen with Range Cooker and Separate Utility Room
- Dining or Family Room Leading to A Garden Room Enjoying Views Across the Garden
- Grand Entrance Hall and Ground Floor WC
- Four First Floor Bedrooms, the Principle with En-suite Bath and Shower Room
- Second Floor Double Bedroom with Office and Ample Eaves Storage
- Double Garage
- Off Street Parking for 4-5 Cars

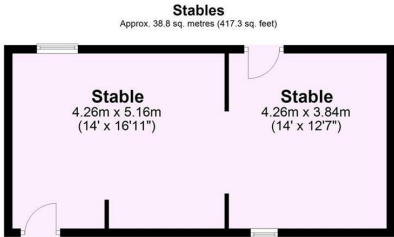
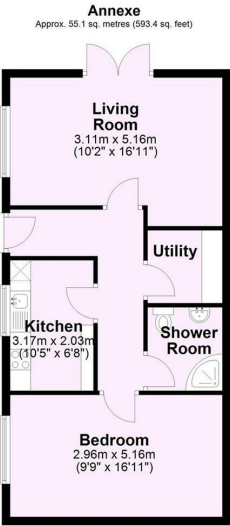
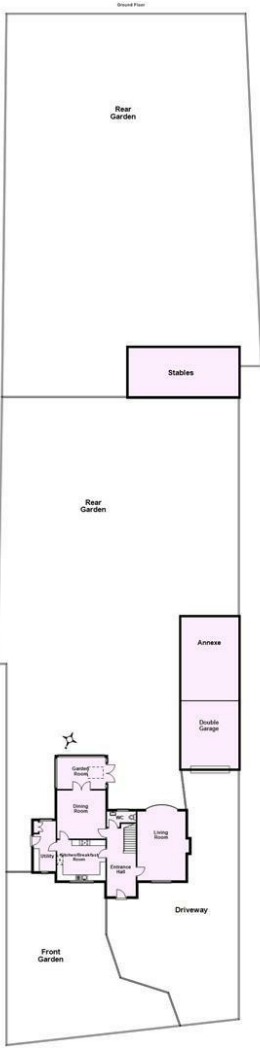
Offers In Excess Of £1,250,000

Tenure: Freehold

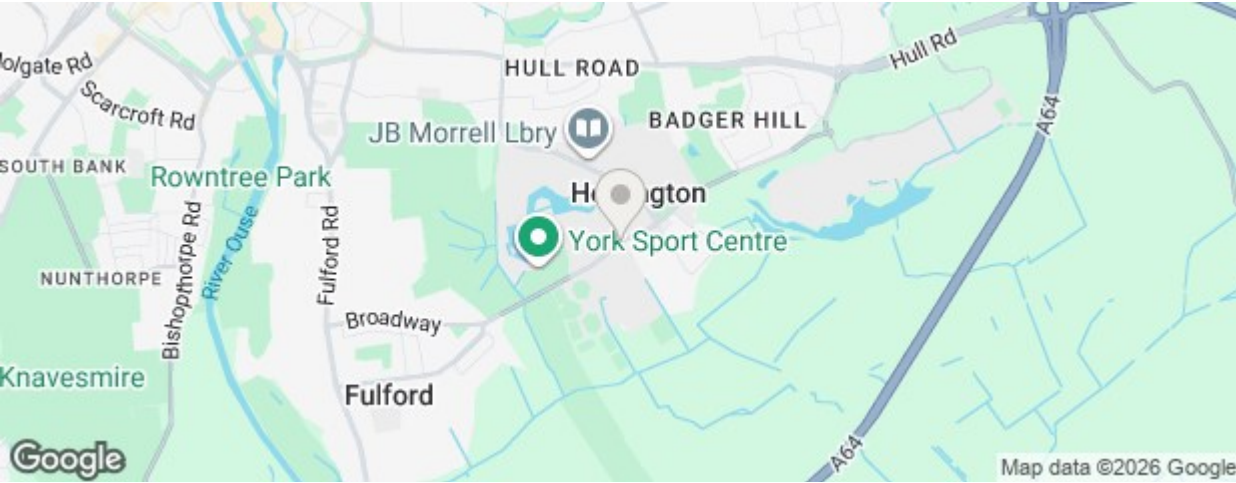
Council Tax Band: G







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		
	60	72
England & Wales	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