



HUDSON  
MOODY

**Railway Cottages 1 Warthill Crossing, Warthill, York  
YO19 5XS**

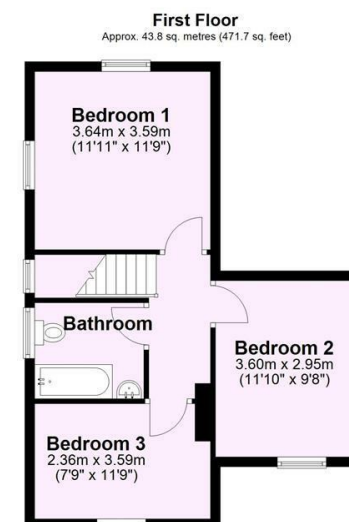
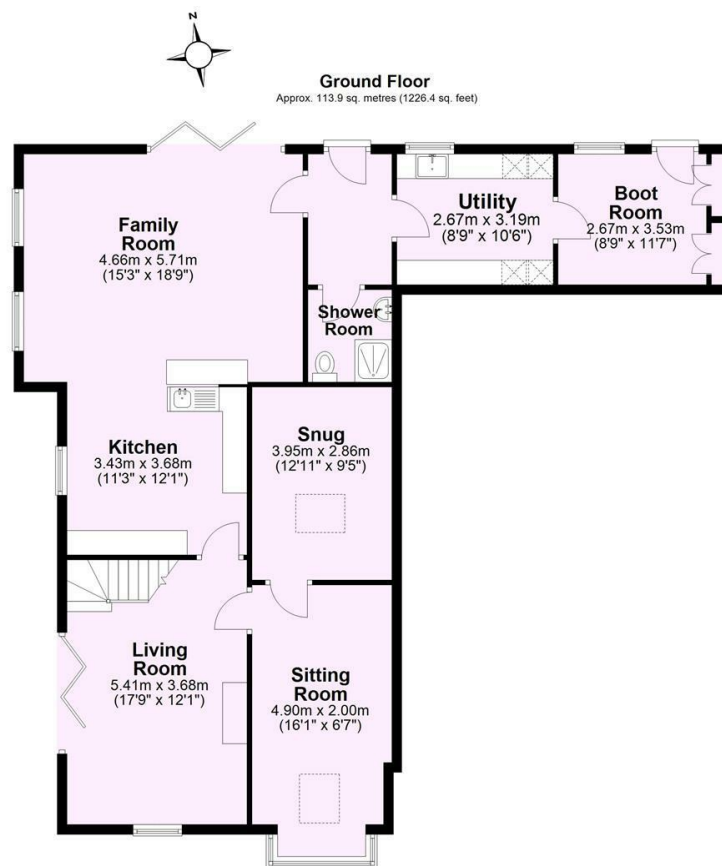
Enjoying LOVELY COUNTRYSIDE VIEWS, we offer a charming 3/4 bedroom former Railway Cottage with BEAUTIFUL GARDENS, extending to approx. 1/4 of an acre and off-road parking for several vehicles. Located between the highly sought-after villages of Warthill and Stockton On The Forest and is ideally placed for the A64 and York City Centre.

- Charming Former Victorian Railway Cottage set in approx 1/4 Acre Sized Plot
- Stunning Dual Aspect Open Plan Kitchen Diner / Living Space
- Full of Charm & Character. 1698 Ft2 Of Living Space
- Extensive Off-Road Parking
- Beautiful Private Gardens. Large Terrace Seating, Summerhouse + Large Storage Shed
- 3/4 Good Sized Bedrooms
- Ideally Located Between Warthill & Stockton On The Forest. Bridle Path Dog Walks + Cycling
- Warthill Primary School - Ofsted Outstanding
- Convenient Vehicle Access Stockton Lane, York City Centre & the A64
- Call Hudson Moody to View. EPC: E

**Guide Price £600,000**

**Tenure: Freehold**

**Council Tax Band: C**



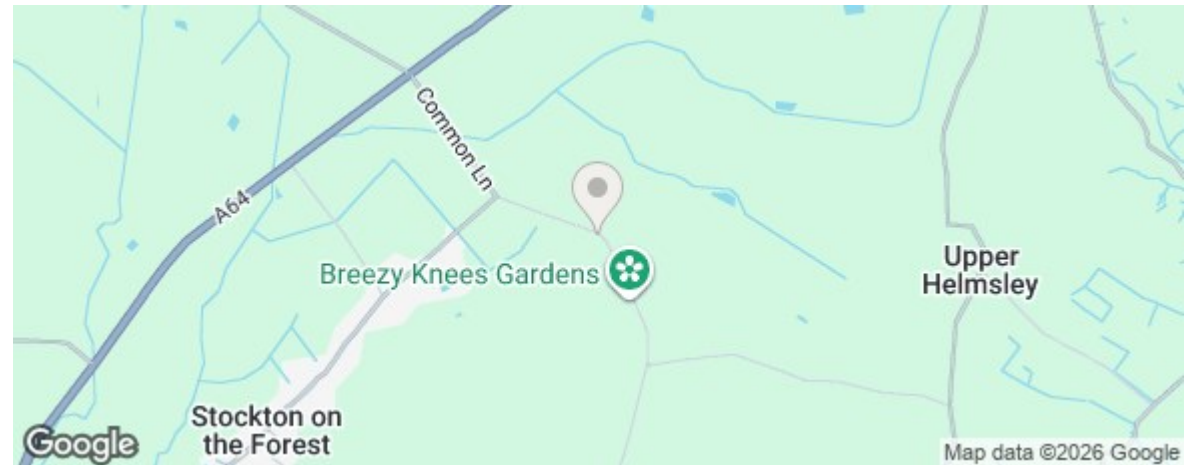
Total area: approx. 157.8 sq. metres (1698.0 sq. feet)







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 54                      | 70        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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