



HUDSON
MOODY

Manor Farm House Tockwith Road, Long Marston,
York YO26 7PJ

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Approximate Gross Internal Area = 401.4 sq m / 4321 sq ft
(Including Garage)



illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Situated to the West of York, this immaculate Georgian farmhouse has been thoughtfully and sympathetically updated by the current owners to create an exceptional family home which enjoys the best of countryside living, whilst remaining within easy reach of excellent local amenities and transport links.

- Immaculately Renovated Throughout
- Two Spacious Reception Rooms
- Kitchen Diner With Aga
- Office, Snug, Utility Room & Walk-In Pantry
- Principal Suite With Dressing Room & En-Suite
- Five Further Bedrooms
- Two Bathrooms
- Gated Driveway & Driveway
- Private Front & Rear Garden
- Excellent Access To Local Amenities & Transport Links

Offers In Excess Of £1,250,000

Tenure: Freehold

Council Tax Band: G



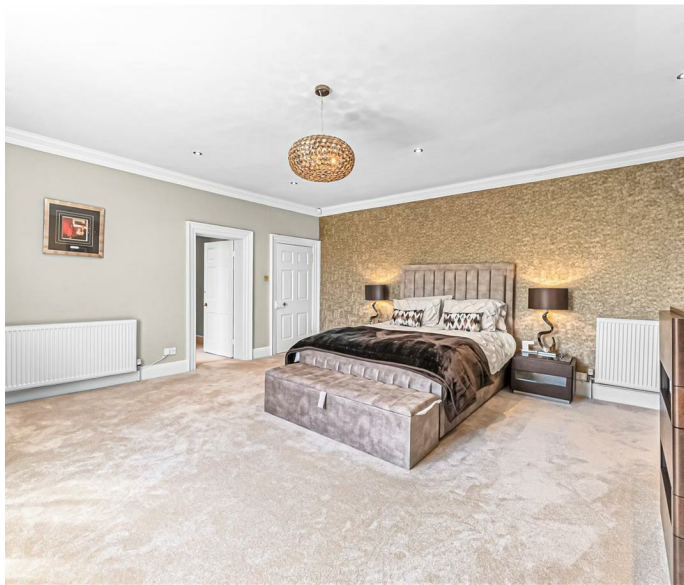




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.
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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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