



HUDSON
MOODY

Meadhouse, 385 Malton Road, York YO32 9TD

Occupying a beautifully mature plot of approximately 0.35 acres, this extended detached family home enjoys a tree-lined setting with mature gardens, a variety of useful outbuildings and an abundance of established planting. Ideally positioned just off the A64, the property offers convenient access into York City Centre, whilst Monks Cross and Vangarde Shopping Park are only a short distance away.

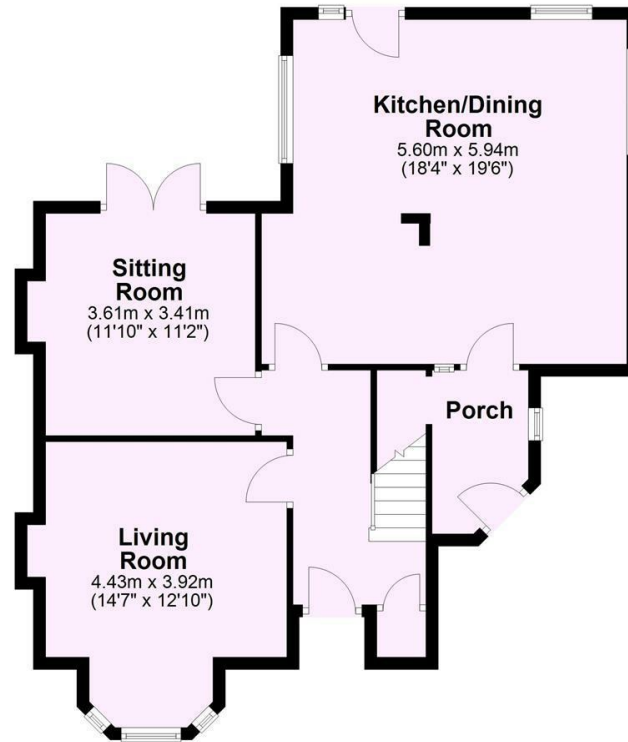
- 0.35 acre mature plot in a tree-lined setting
- Extended detached family home
- Highly convenient location just off the A64
- Easy access to York City Centre, Monks Cross & Vangarde Shopping Park
- Three well-proportioned bedrooms
- Electric gated entrance with ample driveway parking
- Extensive rear garden with lawns, fruit trees and established borders
- Range of outbuildings including workshop, utility/store, external WC and greenhouse
- Open-plan family kitchen with freestanding units and AGA-style cooker

Offers Over £550,000

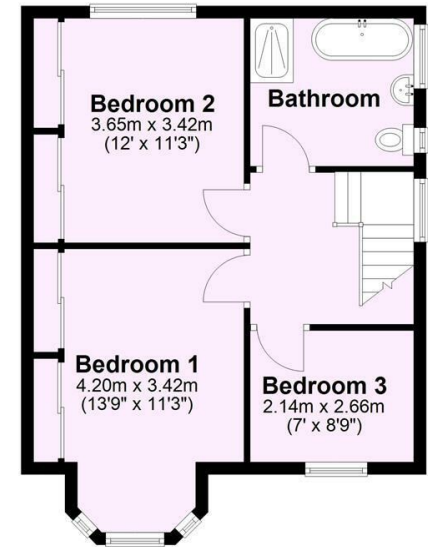
Tenure: Freehold

Council Tax Band: E

Ground Floor
Approx. 74.7 sq. metres (804.5 sq. feet)



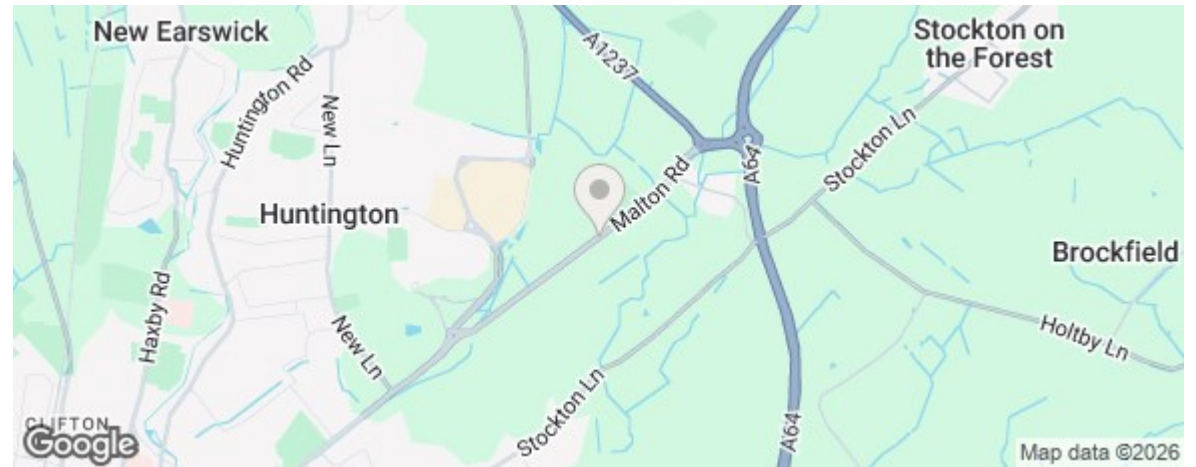
First Floor
Approx. 46.6 sq. metres (501.7 sq. feet)



Total area: approx. 121.4 sq. metres (1306.3 sq. feet)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
			81
		57	
England & Wales		EU Directive 2002/91/EC	

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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