



HUDSON  
MOODY

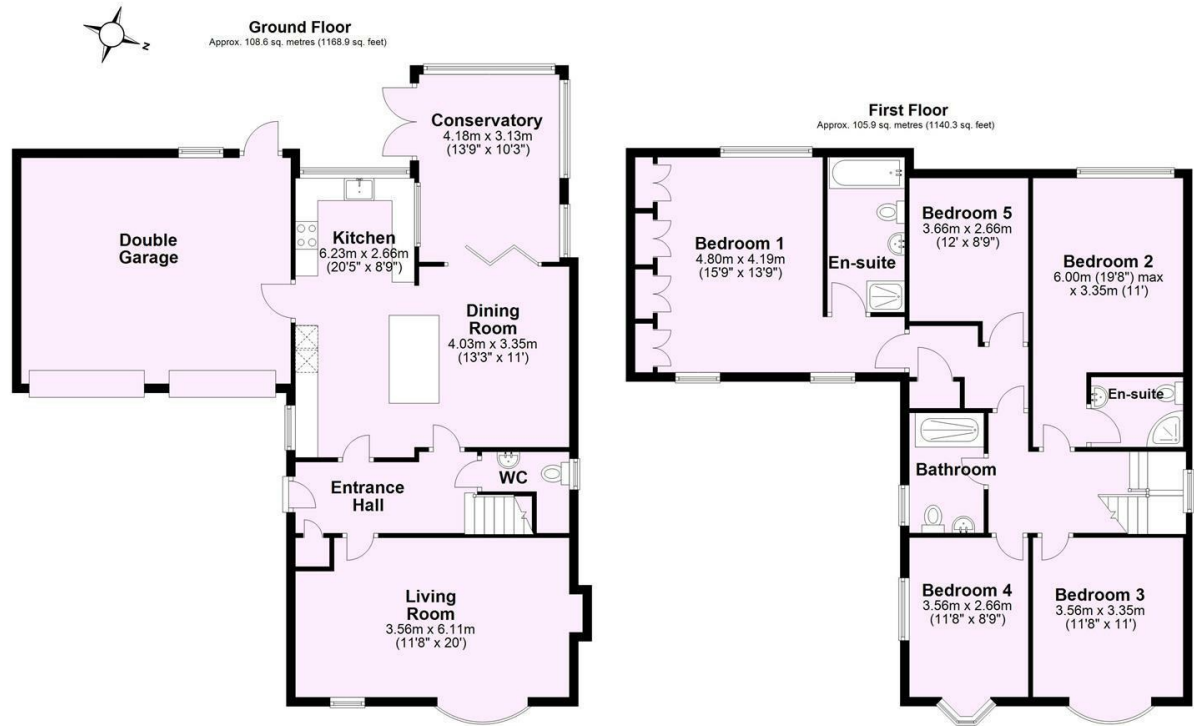
**2 Beagle Croft, Stamford Bridge, York YO41 1BD**

A FAMILY SIZED EXTENDED property; enjoying LOVELY OPEN VIEWS over surrounding countryside. Complimented by DOUBLE GARAGE plus EXTENSIVE off road parking. NO ONWARD CHAIN. \*\*\* See Drone Video \*\*\*

- 5 Large Bedrooms
- Lovely Open Plan Kitchen Diner + Conservatory with Under Floor Heating
- Light + Spacious Living Room
- Contemporary House Shower Room + 2 Modern En-Suites
- Lovely 1st Floor Countryside Views
- Integral Double Garage +EV Charger. Extensive Parking
- Private Lawned Gardens
- Excellent Local Primary School & Amenities. Regular Bus Route to York
- EPC: D
- Call Hudson Moody to View

**Offers In The Region Of £550,000**

**Tenure: Freehold**



Total area: approx. 214.5 sq. metres (2309.2 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(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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