



HUDSON
MOODY

Yew Tree Lodge Hall Rise, Haxby, York YO32 3LP

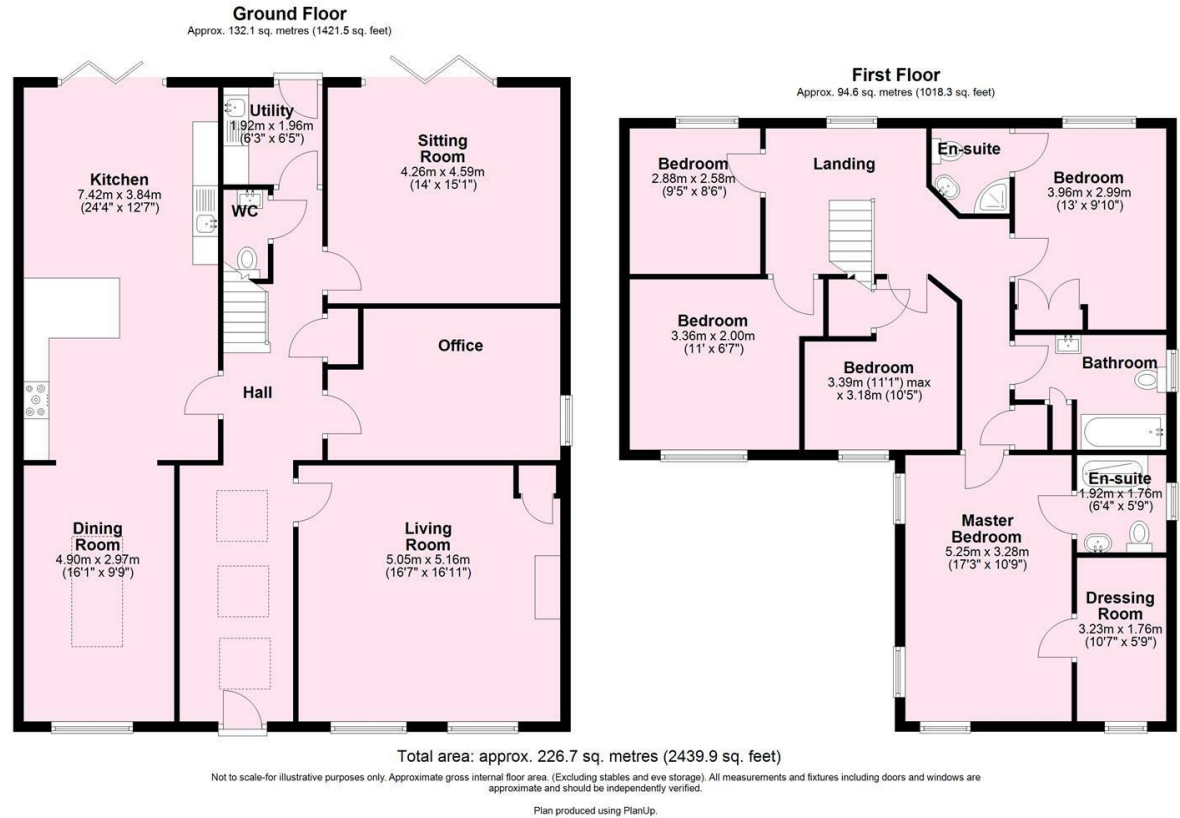
Yew Tree Lodge is an exceptional five bedroom, three bathroom detached family home, with attractive gardens and off-road parking for multiple vehicles. Set within a private plot, in the ever popular village of Haxby, the property benefits from excellent local amenities on the doorstep, to include highly regarded schools, coffee shops, supermarkets, delicatessens, pubs and the outer ring road offering convenient access to York City Centre and the A64.

- Substantial Family Home
- Presented To The Highest Of Standards Throughout
- Two Large Reception Rooms & Home Office
- Two Luxury En-Suites & Family Bathroom
- Bespoke Modern Kitchen Opening To Dining Space
- Utility Room & Separate WC
- Driveway Providing Off-Road Parking For Multiple Vehicles
- Stunning Mature & Private Garden
- Close To Village Amenities
- EPC Rating Of B

Guide Price £875,000

Tenure: Freehold

Council Tax Band: G







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com