



HUDSON  
MOODY

1 School House , Everingham, York YO42 4JD





## Individual Georgian house set in beautiful gardens.

A rare opportunity to buy a mid terrace 1850's character property with unique tower structure and slate roof; located in a lovely rural location. Centrally positioned between a converted chapel and village hall; originally constructed to provide accommodation for the nuns who taught children in the hall. This 3 bed, 3 reception room mid terrace house is well proportioned with magical mature gardens.

The welcoming entrance hall with coats hanging area enjoys quarry tiled flooring leading into a hexagonal shaped sitting room with feature log burning stove, white Maple flooring and brick arch through to a modern kitchen diner. The kitchen spans the full property width with adjacent garden room and comprises: breakfast bar, double oven, electric hob with extractor over, fridge, freezer, washing machine & Karndean flooring. French doors provide patio access. A good sized living/family room with ornate fireplace completes the ground floor accommodation. Under stairs storage cupboard.

To the 1st floor are 3 double bedrooms; one incorporating a shower. A house bathroom includes: ornate cast iron fireplace with sink over, plus free-standing cast iron bath.

Outside: There is a small front lawn including Cherry blossom trees. To the rear is a beautiful mature lawned garden (approx 35 meters long x 14 meters wide increasing to max 20 meters in width); flanked by a combination of timber fenced and laurel hedged boundaries.; shaped within by well stocked borders. To the far end is a predominantly Oak tree wooded area encompassing fruit trees & Scots pine varieties. Wildlife pond. Vegetable patch. Two patios. There is also vehicular access located to the rear of the village hall into the garden via double wooden gates.

In summary: a versatile character home ideal for garden lovers.



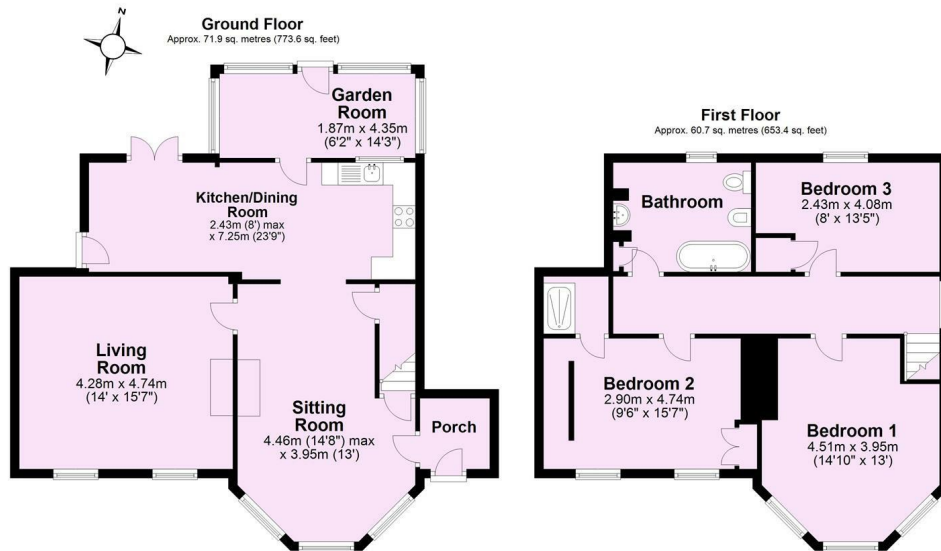


- Attractive Character Property
- Georgian Conversion Circa 1750's
- Beautiful Gardens
- Delightful Rural Location
- Rapid Access to Coast & York via A1079
- Modernised Kitchen Diner
- EPC: E
- Call Hudson Moody to View

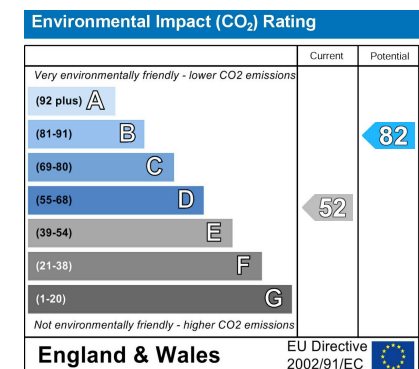
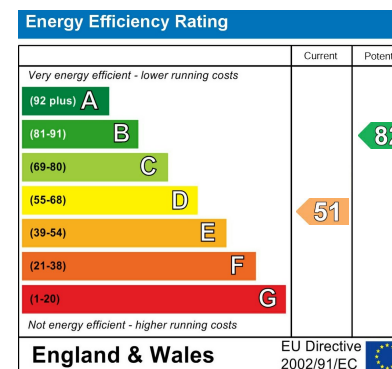
**Price £425,000**

Tenure: Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



**HUDSON  
MOODY**

#### 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.

**16 York Street  
Dunnington  
YO19 5PN**

**01904 489906**