



HUDSON
MOODY

6 York Road, Haxby, York YO32 3DZ

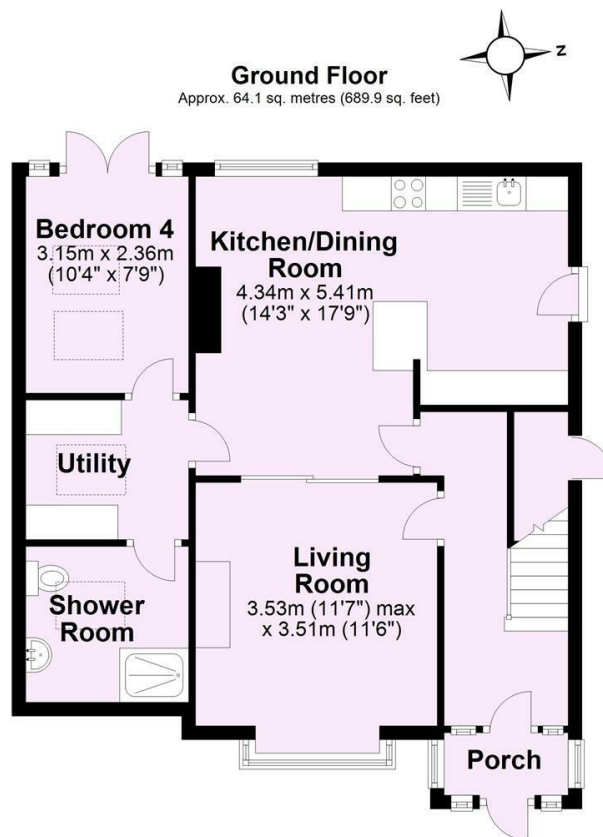
Situated close to the centre of the sought after village of Haxby is this GOOD SIZED AND WELL PRESENTED MID 1900's DETACHED HOUSE with a single storey side extension, garage and mature garden. The house lies in an desirable location with easy access to the village, the outer ring road, Clifton Moor Retail Park and the A64 serving the motorway network.

- Spacious Detached House
- Open Plan Living/Dining/Kitchen
- Separate Utility Area
- Additional Garden Room
- Wet Room
- Two Double Bedrooms
- Single Bedroom/Study
- House Bathroom
- Close to Village Centre
- No Onward Chain

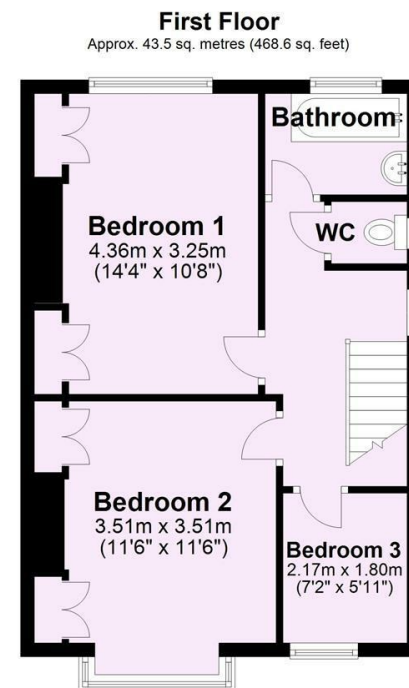
Guide Price £375,000

Tenure: Freehold

Council Tax Band: C



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

**HUDSON
MOODY**

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