



HUDSON  
MOODY

The Old School Cherry Tree Avenue, Newton On  
Ouse, York YO30 2BN



A superb, RECENTLY RENOVATED, TRADITIONAL 19th CENTURY VILLAGE SCHOOL now offering EXCELLENT CONTEMPORARY LIVING, set within manicured gardens in the desirable village of Newton on Ouse.

\*Together with 'My Bespoke Room' interior designers the vendors have created a series of inspirational ideas to bring the property to life whilst incorporating its unique features including clever storage, open plan living ideas and colour palettes. Contact our team for further information\*

- Imaginatively Renovated Village School
- Vast Living Area with Kitchen
- Utility Room and Ground Floor WC
- Ground Floor Double Bedroom with En-Suite
- Two First Floor Double Bedrooms with En-Suites
- Second Floor Master Suite
- Off Street Parking
- Envidable and Sought After Village Location
- ICW 10 Year Warranty
- Matterport 360 Tour and Interior Design Plans Available on Request

**Offers Over £730,000**

**Tenure: Freehold**

**Council Tax Band: G**

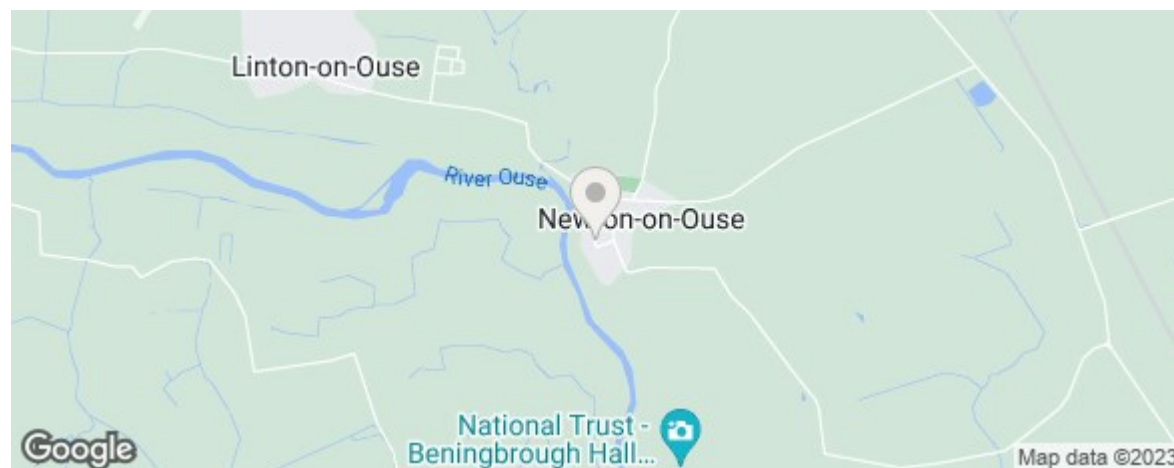








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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