



HUDSON
MOODY

71 Marston Road, Tockwith, York YO26 7PR

A SPACIOUS and BEAUTIFULLY PRESENTED DETACHED BUNGALOW situated in the picturesque village of TOCKWITH, conveniently located to offer easy access to York, Harrogate, and the A1 Motorway.

- Immaculate Detached Bungalow
- Flexible Accommodation Throughout
- Spacious Kitchen & Separate Utility Room
- Shower Room
- Master Bedroom with En-Suite Bathroom
- Second Double Bedroom
- Versatile Bedroom/Office/Further Reception Room
- Store Room
- Superb Landscaped Gardens
- Quiet Village Location

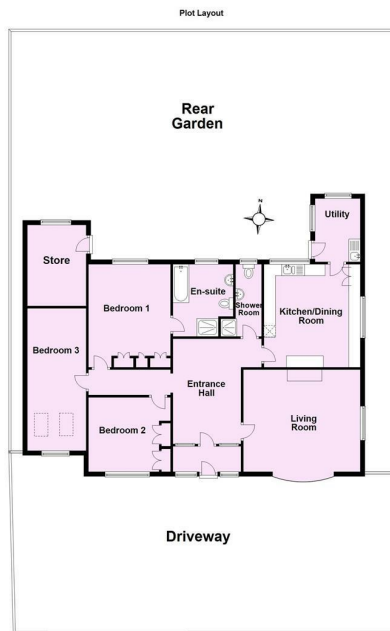
Guide Price £475,000

Tenure: Freehold

Council Tax Band: E







Energy Efficiency Rating	
	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	
Current	Potential
68	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
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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.

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