



HUDSON
MOODY

14 Tatton Close, York YO30 5GB

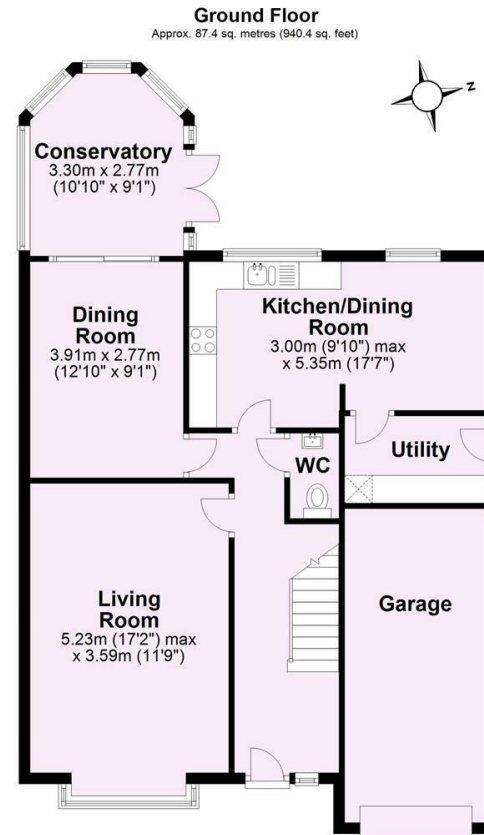
A well presented FOUR BEDROOM DETACHED HOUSE situated within the sought after area of RAWCLIFFE, enjoying open views to the front across green space and woodland.

- Modern Detached Family House
- Spacious Living Room
- Second Dining/Reception Room
- Conservatory with French Doors to the Rear Garden
- Beautiful Open Plan Dining Kitchen
- Separate Utility Room & Ground Floor WC
- Master En-Suite Bedroom
- Three Further Well Proportioned Bedrooms
- House Shower Room
- Landscaped Gardens & Single Garage

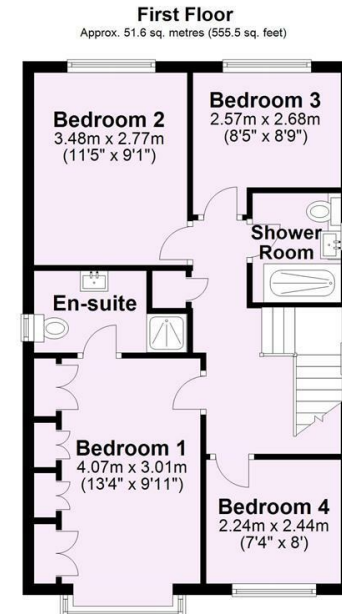
Offers In Excess Of £420,000

Tenure: Freehold

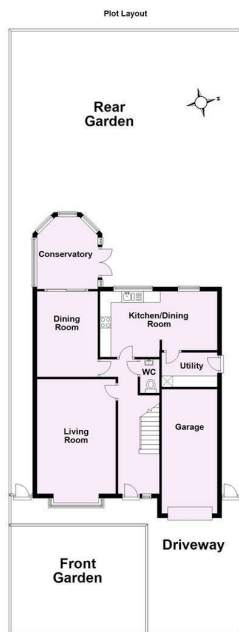
Council Tax Band: E




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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com