



HUDSON
MOODY

1 Hopgrove Lane South, York YO32 9TG

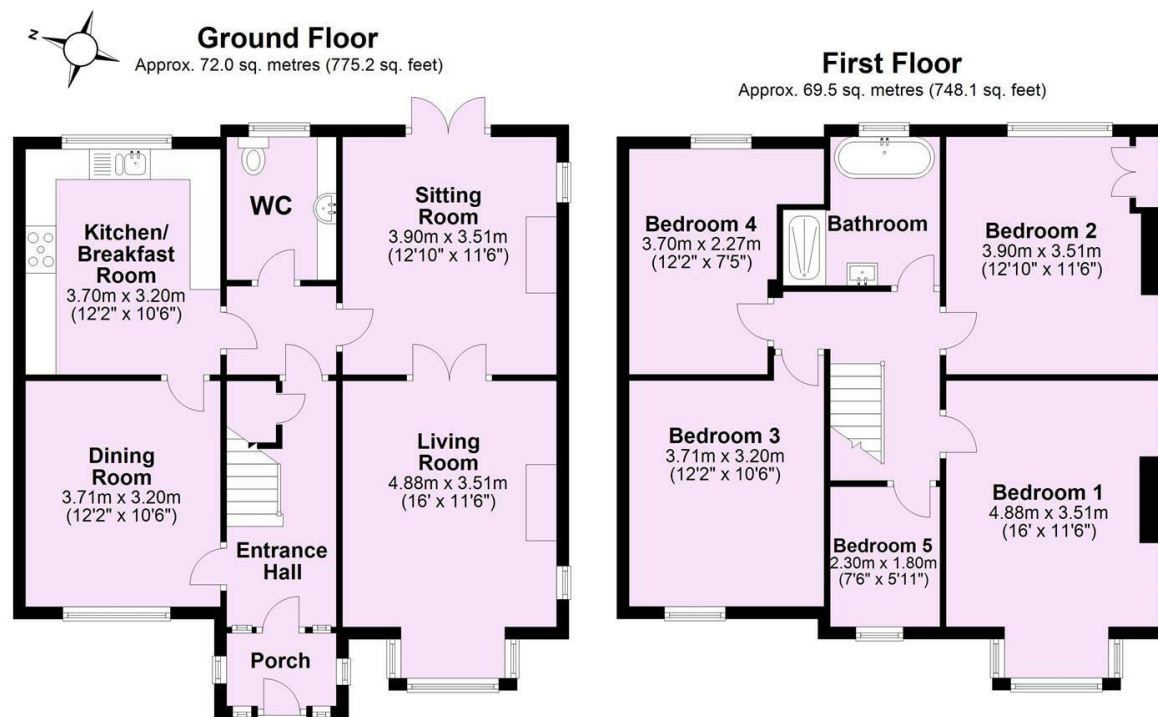
A beautifully presented
SUBSTANTIAL FIVE BEDROOM
DETACHED HOUSE, lying within
 easy reach of the A64 and
 Vangarde shopping park.

- Substantial Detached Family Home
- Three Reception Rooms
- Breakfast Kitchen
- Utility Area with WC
- Four Double Bedrooms
- Ground Floor Underfloor Heating
- Double Garage with Loft Storage
- Landscaped Wrap-Around Gardens
- Convenient Location Close To The A64 & Local Amenities
- Excellent School Catchment Area

Offers Over £450,000

Tenure: Freehold

Council Tax Band: D



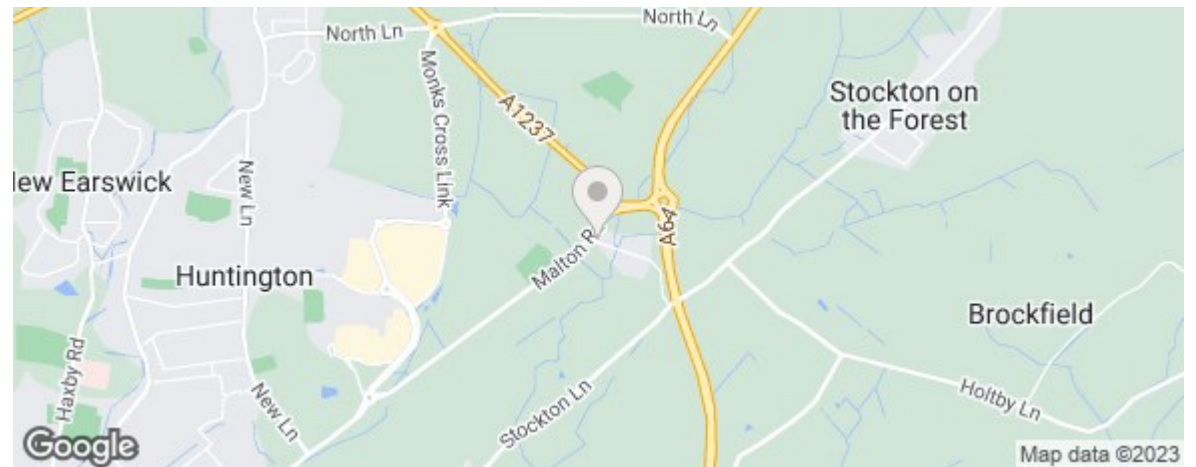
For Illustrative Purposes Only - not to scale
 Plan produced using PlanUp.







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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