



HUDSON
MOODY

28 The Glade, Escrick, York YO19 6JH

An impressive, FOUR BEDROOM, DETACHED HOUSE situated within the popular village of Escrick lying within easy reach of York, Selby and the A64 link to the main motorway network.

- Beautifully Presented Detached House
- Quiet Village Location
- Living Room with Log Burner
- Superb Open Plan Kitchen/dining/ Family Room
- Separate Dining Room
- Master Bedroom Suite
- Three Further Double Bedrooms
- Double Garage and Ample Parking
- Wrap Around Gardens

Guide Price £600,000

Tenure: Freehold

Council Tax Band: E



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







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: 44	Potential: 69
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	
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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.
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