



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**



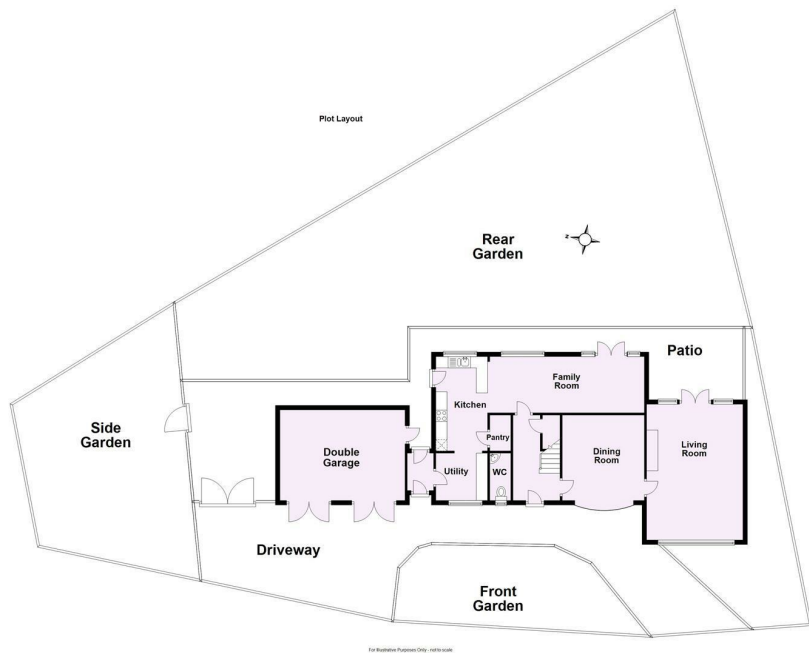
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating	
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	
	69
	44
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
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.

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