



HUDSON
MOODY

8 Meadow Way, York YO31 1EQ

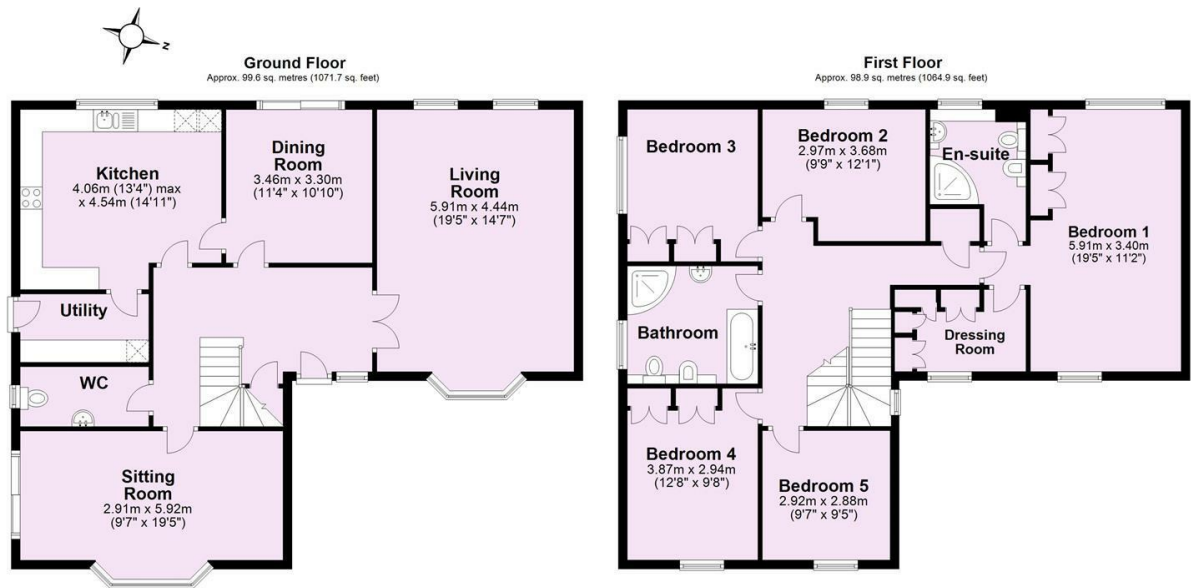
A substantial EXECUTIVE FIVE BEDROOM DETACHED HOUSE situated in the highly sought after area of Heworth, between Stockton Lane and Malton Road.

- Substantial Executive Detached House
- Three Reception Rooms
- Master Bedroom Suite with Dressing Room
- Four Further Double Bedrooms
- House Bathroom
- Kitchen and Utility Room
- Ground Floor Cloakroom
- Extensive Landscaped Gardens
- Double Garage
- Ample Off Road Parking

Guide Price £950,000

Tenure: Freehold

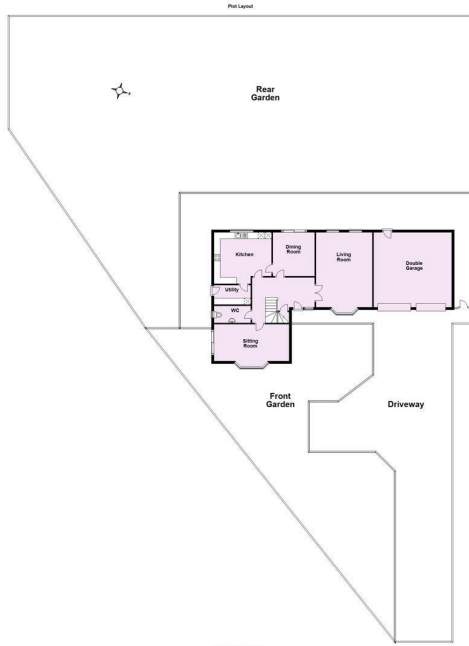
Council Tax Band: G



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

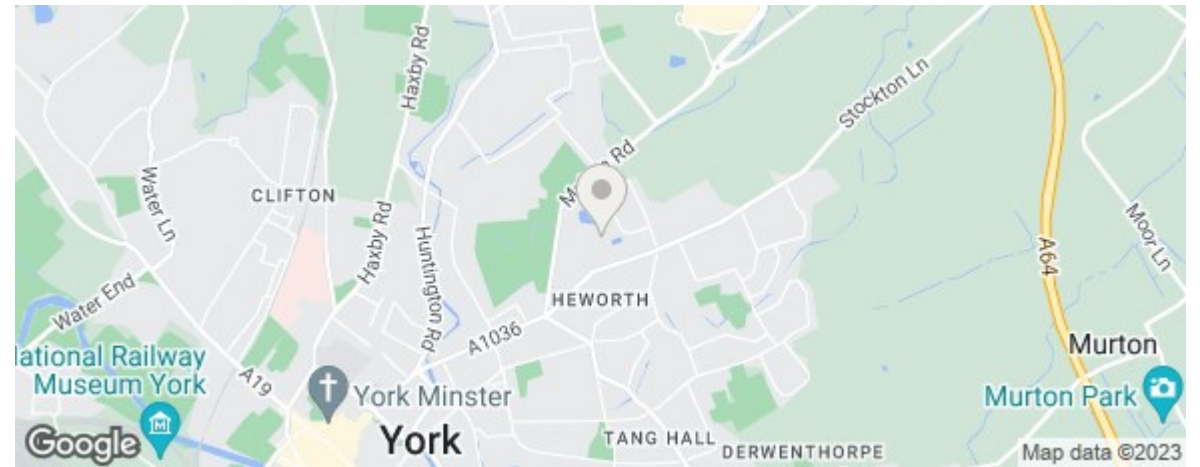






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	



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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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