



HUDSON  
MOODY

Applegarth, 30 The Village, Osbaldwick, York YO10  
3NT



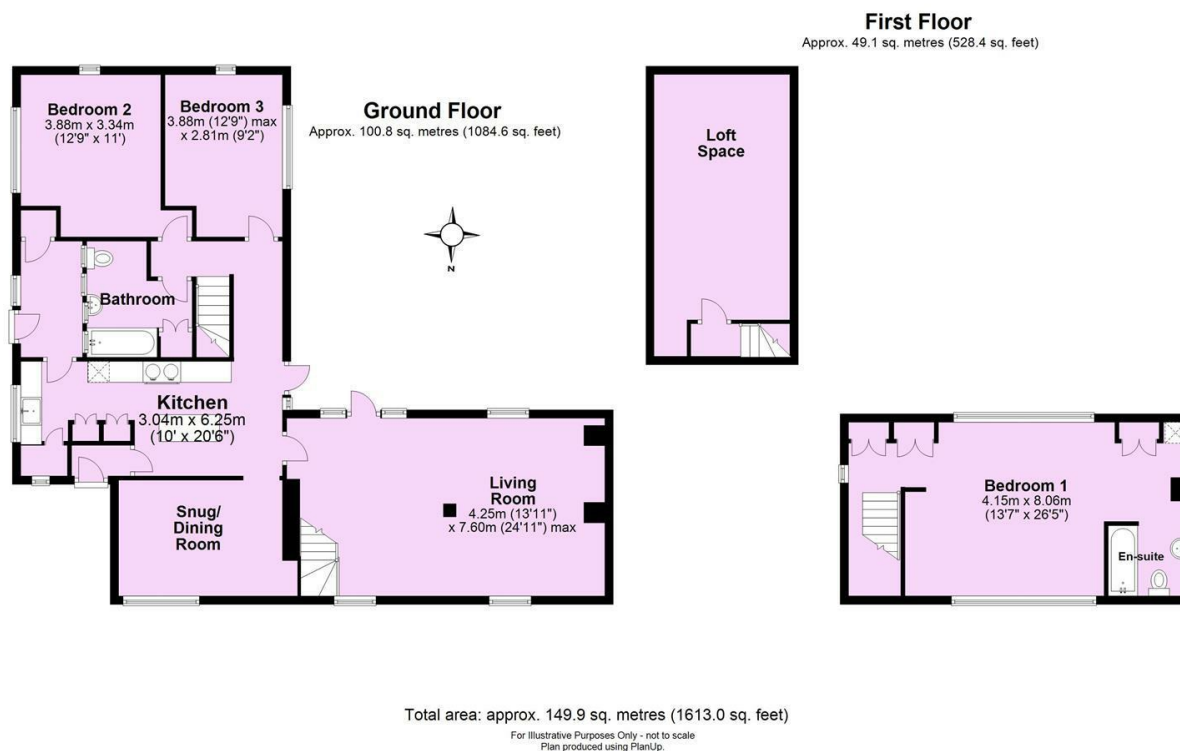
Nestled within the charming village of Osbaldwick, Applegarth is an idyllic detached cottage that exudes character and history, dating back to the 1700s.

- Charming Period Home
- Superb Living Family Room With Garden Views
- Cottage Style Kitchen with Aga & Pantry
- Snug/Dining Room
- 2 Ground Floor Double Bedrooms + Potential to Extend Subject To Planning
- Ground Floor House Bathroom.
- Master Bedroom with En-Suite Bathroom.
- Garage + Gated Off Road Parking
- Stunning Mature Southerly Facing Gardens Situated On Large Plot
- Village Location Within Easy Reach of York City Centre and A64.

**Guide Price £750,000**

**Tenure: Freehold**

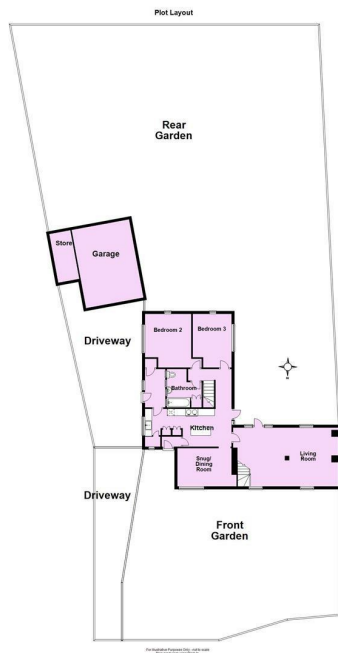
**Council Tax Band: E**



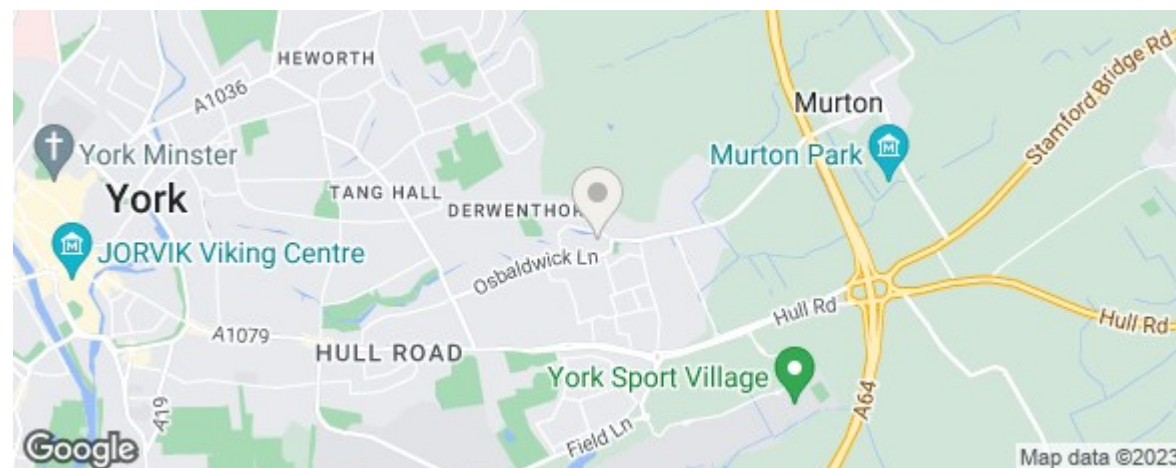








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.
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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