



HUDSON  
MOODY

**The Meads 100 Main Street, Little Ouseburn, York  
YO26 9TG**

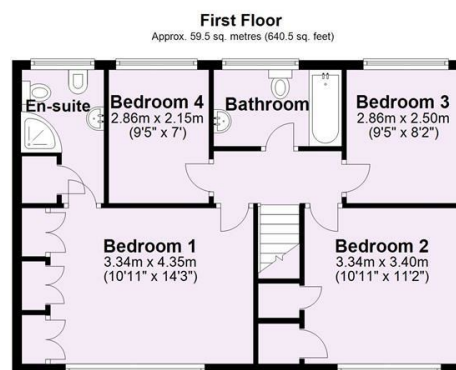
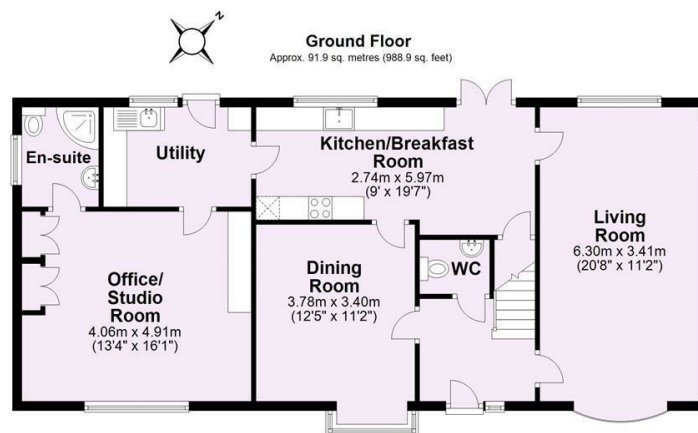


\*\*\* VIEWING RECOMMENDED \*\*\* An impressive MODERN DETACHED HOUSE with PANORAMIC VIEWS OVER OPEN COUNTRYSIDE in the Vale of York. This 4/5 bedroom property is situated within a charming village midway between York and Boroughbridge.

- Enviably Village Location with Countryside View
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Office/ Studio Room
- Utility and Shower Room
- Master Suite
- Second Double Bedroom and Two Further Bedrooms
- Income from Solar Panels
- Garage and Parking
- Superbly Maintained Gardens

**Guide Price £625,000**

**Tenure: Freehold**



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		
		81
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		
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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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