



HUDSON
MOODY

Orchard House, 37 Beckfield Lane, York YO26 5PN

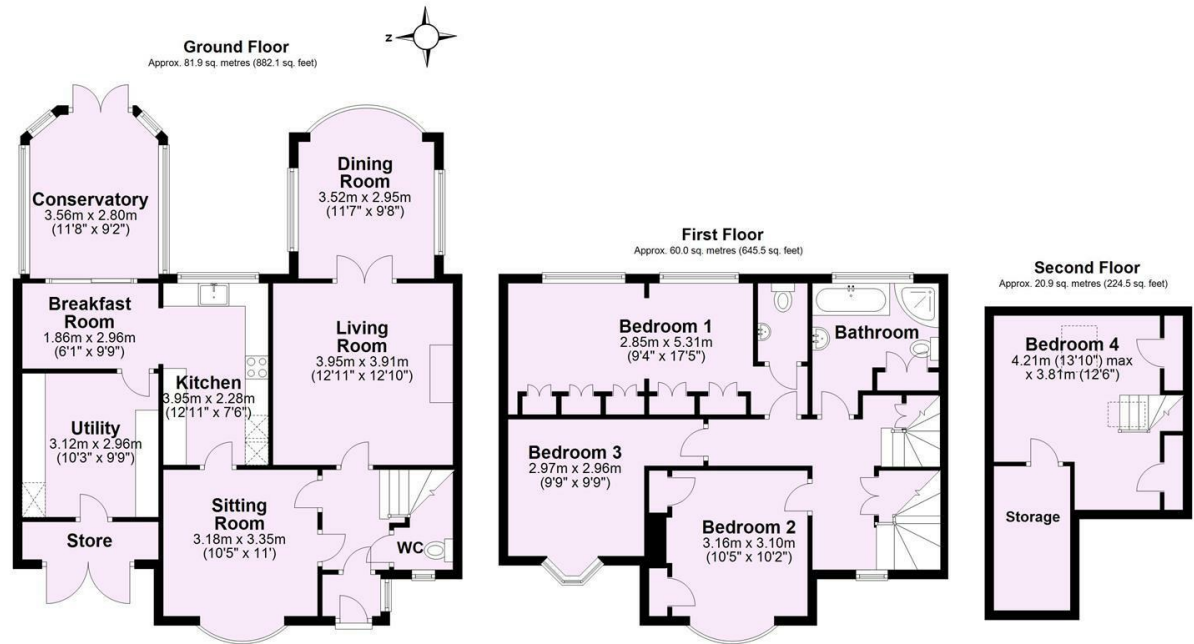
A Beautiful FOUR BEDROOM
DETACHED HOME set within a large plot
enjoying EXTENSIVE LANDSCAPED
GARDENS. Located on Beckfield Lane
within easy access of the ring road, City
Centre and Local Amenities

- Substantial Detached Home with Versatile Living Space
- Extensive Gardens
- Three Reception Rooms
- Newly Fitted Contemporary Kitchen
- Ground Floor Cloakroom
- Conservatory
- Master Bedroom with Dressing Area and WC
- Two Further First Floor Double Bedrooms
- Loft conversion with Double Bedroom and Spacious Eaves Storage
- Excellent Local Amenities and within the Catchment for Manor School

Guide Price £600,000

Tenure: Freehold

Council Tax Band: E



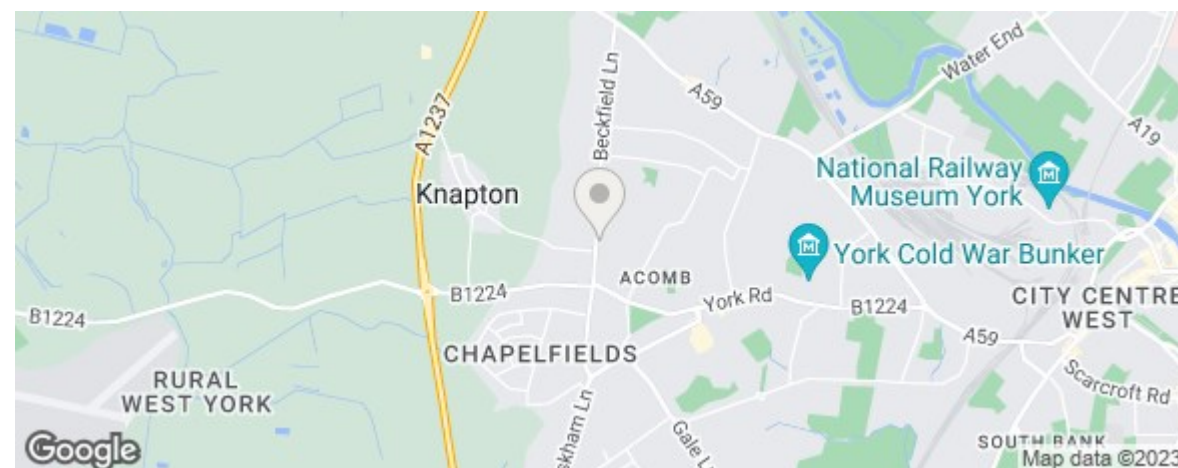
For illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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		
	59	78
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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