



HUDSON
MOODY

Field House 2 Main Street, Askham Bryan, York
YO23 3QU

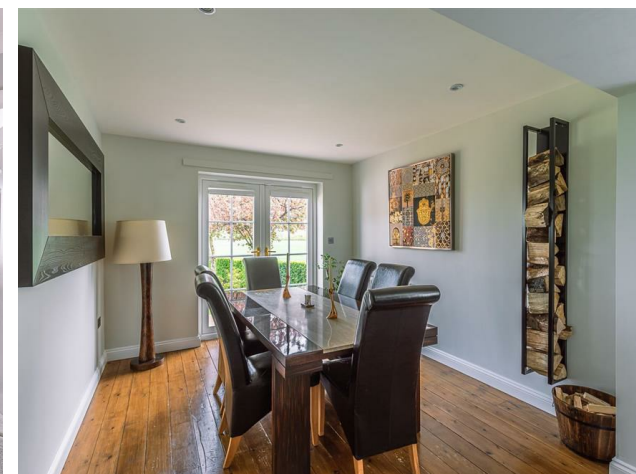
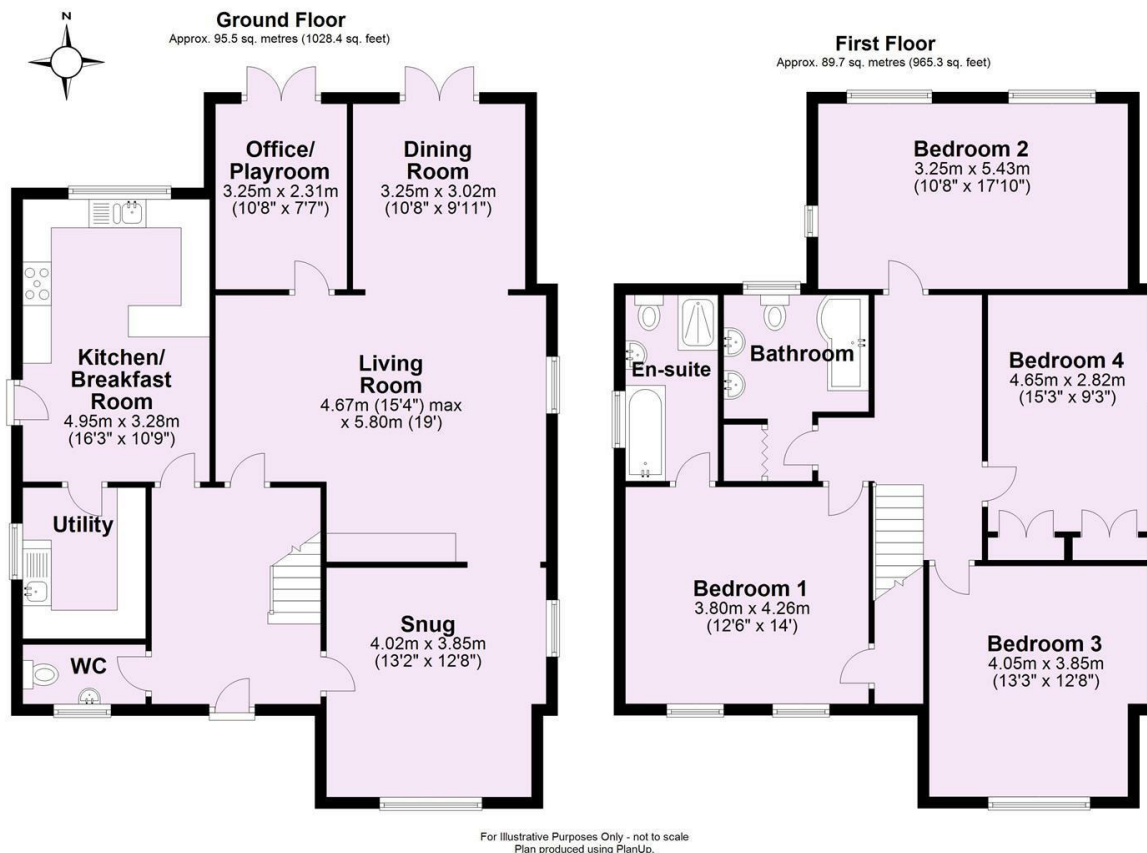
A beautifully presented MODERN DETACHED HOUSE enjoying PANORAMIC COUNTRYSIDE VIEWS, with potential to create a unique house situated in a PICTURESQUE VILLAGE with EASY ACCESS TO YORK city centre and the outer ring roads. Inclusive of the adjacent agricultural field and planning permission for a rear extension.

- Attractive Detached Home in a Village Setting
- Open Plan Snug/Living Room and Dining Area
- Separate Study/Playroom
- Modern Kitchen and Utility
- Master Bedroom with En-Suite Bathroom
- Three Further Double Bedrooms
- Private, Lawned Gardens and Terrace
- Inclusive of Adjacent Agricultural Land
- Detached Double Garage
- No Onward Chain

Guide Price £750,000

Tenure: Freehold

Council Tax Band: F







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		
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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