



HUDSON
MOODY

78 The Village, Stockton On The Forest, York YO32 9UW



Elm Tree Farm is a substantial family house providing very spacious family accommodation . The house is conveniently situated in the popular village of Stockton on the Forest therefore ideal for anyone wishing to live in rural surroundings yet remaining within easy commuting distance of the City Centre.

The property has substantially sized rooms over the three floors. The ground floor has three reception rooms, downstairs cloakroom, utility room and kitchen/ diner. To the first floor are three double bedrooms and family bathroom. A further generously sized bedroom occupies the top floor.

The property is surrounded by maintained gardens and has a number of car ports and outside buildings for storage.



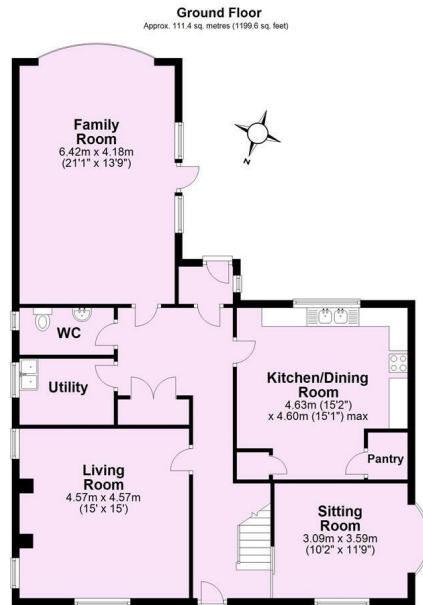
Accommodation:

- Grade II listed building
- Three reception rooms
- Four double bedrooms
- Spacious kitchen
- Two bathrooms
- Popular village location
- Utility Room
- Large landscape gardens to rear
- Ample off road parking
- Available immediately

Price £950,000

Tenure: Freehold





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



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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.

**58 Micklegate
York
North Yorkshire
YO1 6LF**

01904 650650