



HUDSON  
MOODY

Ashwood House Middle Street, Wilberfoss, York YO41 5NR

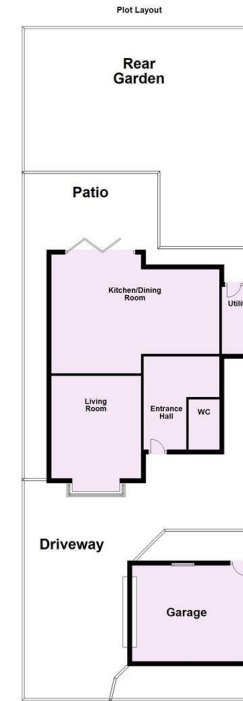
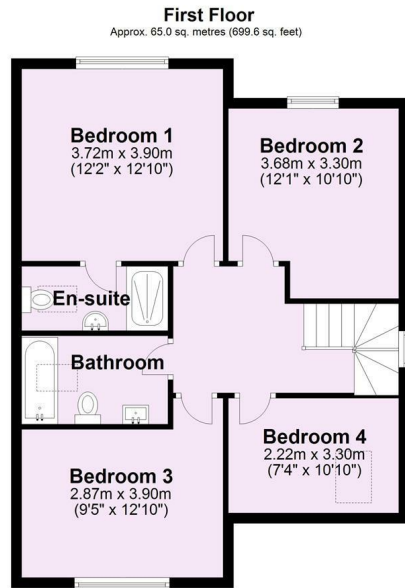


A superb NEW BUILD standing on a GOOD SIZED PLOT. Constructed over two floors and noticeably light throughout the impressive property offers highly versatile, family SIZED accommodation including private WESTERLY FACING lawned gardens and LARGE GARAGE.



## Accommodation:

- Stunning 4 Bedroom Detached New Build Property
  - Private West Facing Gardens
  - Large Garage + Generous Off Road Parking
  - Open Plan Kitchen Diner Family Room
  - Choice of Wren Kitchens
  - Contemporary Bathroom + En-Suite
  - Utility
  - EPC: TBC
  - Call Hudson Moody to View
- Guide Price £450,000**
- Tenure: Freehold



For Illustrative Purposes Only - not to scale  
Plan produced using PlanIt.

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