



HUDSON
MOODY

1 Folks Close Gardens, Haxby, York YO32 3SQ



A beautifully presented period style MODERN DETACHED HOUSE lying within the village of HAXBY with easy access to York city centre.

This superb double fronted house has a spacious entrance hall that leads to two front reception rooms, one currently a family room and the other a dining room, both with charming bay windows. The focal point of the living room is a period style arched cast iron fireplace with timber surround housing a real flame gas fire, whilst French doors and full height windows lead out to the rear garden. To the opposite side of the central hallway is the immaculate kitchen with wood fronted units including a fridge/freezer, dishwasher, a range style dual fuel cooker with extractor hood over together with space for a breakfast table, whilst beyond beyond the kitchen is a good sized utility room. Off the hallway is also a ground floor WC, a large walk-in cupboard and a door to the rear of the house.

The staircase is situated in the central hallway and leads to the first floor landing off which are four double bedrooms, two with en-suite shower rooms, a single room or study and the smart tiled house bathroom with white suite.

An attractive lawned front garden and driveway lead to the front of the property and to the large double garage, whilst to the rear of the property is a private, sunny, south facing garden with patio area.

Haxby offers a large range of local shops and facilities and is well placed for easy access to York city centre, the outer ring road and the A64 providing access to the motorway network.

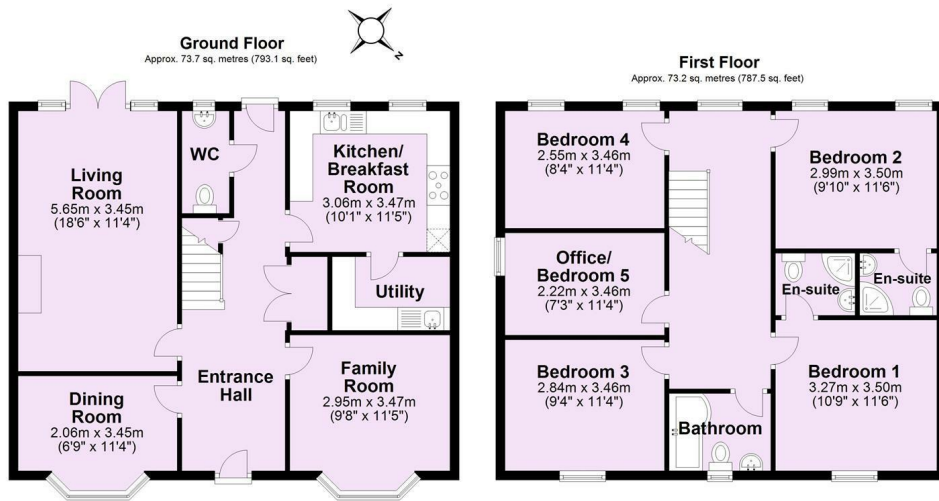


- Modern Detached House
- Three Reception Rooms
- Fitted Kitchen and Utility
- Ground Floor WC.
- Four Double Bedrooms (Two en-suite)
- Single Fifth Bedroom or Study
- House Bathroom
- Double Garage
- Lawned Gardens

Price £550,000

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			
England & Wales	EU Directive 2002/91/EC	75	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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.
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