

Maple Cottage Main Street, Heslington, York YO10
5DX

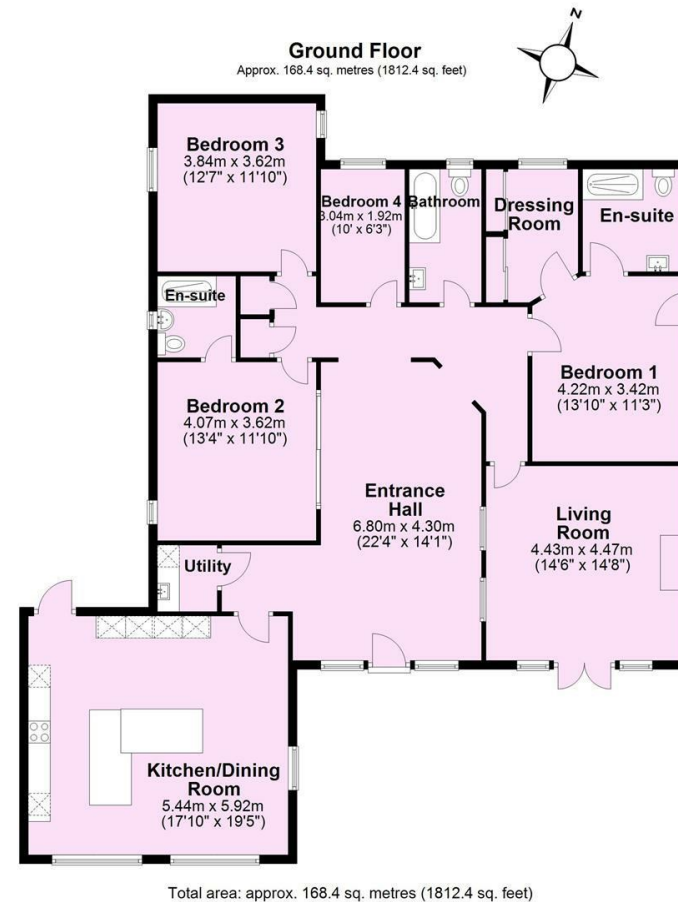
***** VIEWING RECOMMENDED ***** An impressive, spacious detached home that has recently been extended by the current owners. The property now offers four bedrooms, a large dining kitchen and generous living accommodation. The property lies in the sought after area of Heslington Village.

- Immaculately Presented and Extended Property
- Large Reception Hall with Lantern Skylight
- Spacious Living Room
- Dining Kitchen with Integrated Appliances and Separate Utility
- Master Bedroom with En-Suite and Dressing Room
- Two Further Double Bedrooms (1 en-suite)
- Single Room or Home Office
- Contemporary House Bathroom
- Wrap Around Courtyard Garden
- Quiet Tucked Away Location

Guide Price £850,000

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	



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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