



HUDSON
MOODY

Granary Cottage Roecliffe Court, Hessay, York YO26
8LD

Situated in an attractive rural village, just off the A59 and close to Upper Poppleton, you will find this smartly presented detached house that offers superbly spacious ground floor living accommodation and three double bedrooms. The house stands on a corner plot with attractive gardens, single garage and enclosed off street parking.

- Immaculate Detached House
- Rural Village Near York
- Two Reception Rooms
- Impressive Kitchen with Appliances
- Ground Floor WC and Utility Area
- Master Bedroom with En-Suite Shower Room
- Additional Two Double Bedrooms and House Bathroom
- Integral Single Garage and Off Street Parking
- Enclosed Private Gardens
- No Onward Chain

Offers In Excess Of £500,000

Tenure: Freehold

Council Tax Band: E

Granary Cottage

Approximate Gross Internal Area = 107.9 sq m / 1160 sq ft
Garage = 14.4 sq m / 154 sq ft
Total = 122.3 sq m / 1314 sq ft

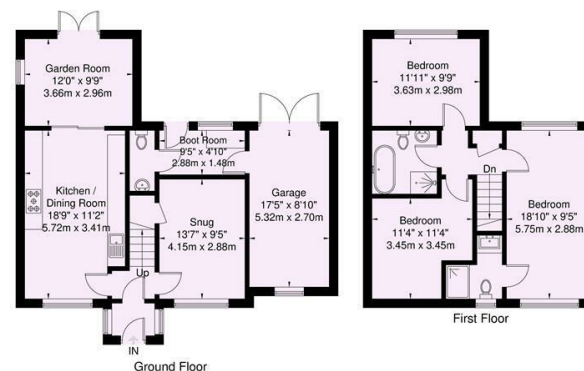


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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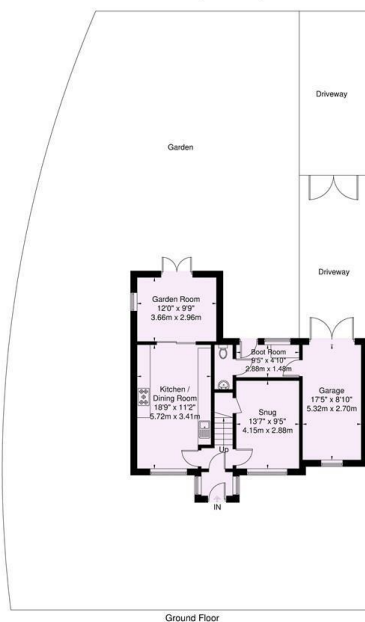
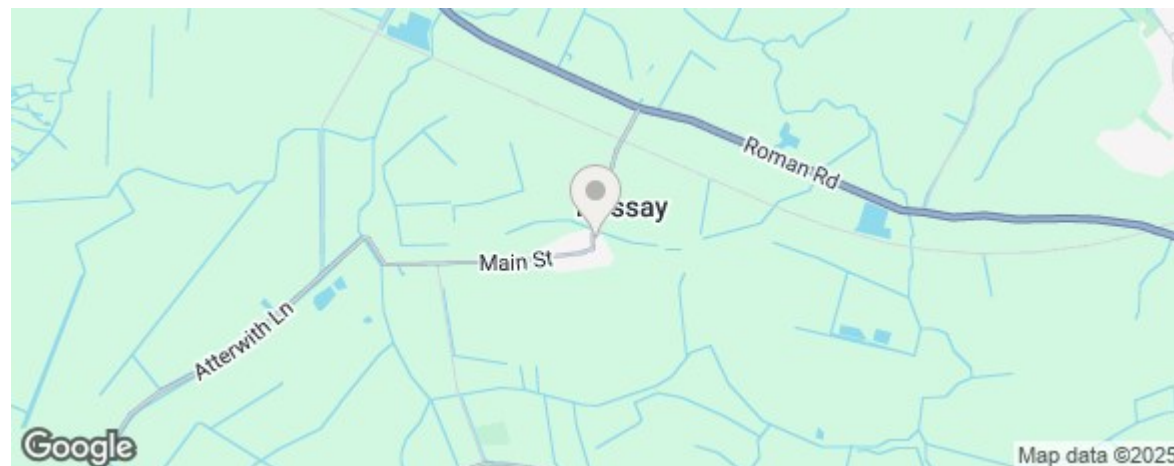


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com