



HUDSON
MOODY

Manor House Main Street, Skirpenbeck, York YO41 1HF



A LARGE DETACHED FARMHOUSE set in an attractive RURAL SETTING. Manor House is situated in an historic moated garden and comprises a large farmhouse kitchen/diner and a drawing room with open hearth and French windows to the garden. The dining room also has French windows and there is an additional room on the ground floor suitable for an office, playroom or fifth bedroom. To the rear of the house is a ground floor WC and utility area. To the first floor is a master bedroom with ensuite bathroom, three further bedrooms and a large family



- Substantial Farmhouse
- 4/5 Bedrooms
- Bathroom & En-suite
- Large Breakfast Kitchen
- Dining Room. Drawing Room
- Further Reception Room
- Rural Location
- Gardens. Parking
- Council Tax Band D
- Available 5th February 2025

£1,900 PCM

Tenure:





| 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 | | |

| 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 | | |

IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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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