



27 Ploughmans Lane, Haxby, York YO32 2WR

HUDSON
MOODY

A superbly presented three bedroom detached family home, with open plan dining kitchen and generous rear and side gardens. The property is situated in a highly sought after cul-de-sac location, ideally placed for infant/junior schools and the wide ranging village amenities Haxby and Wigginton has to offer.

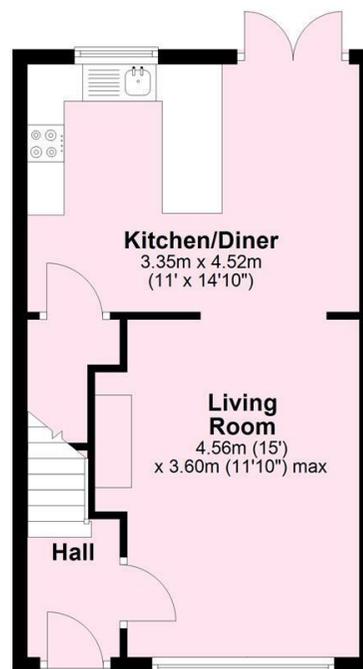
- Superb Family Home
- Open Plan Dining Kitchen
- Attractive Enclosed Rear & Side Garden
- Driveway Providing Ample Off-Road Parking
- Cul-De-Sac Location
- Well Presented Throughout
- Modern House Bathroom
- Three Bedrooms, Two Of Which Are Doubles & One Single
- Conveniently Located For Village Amenities & Schools
- Early Viewing Highly Recommended

Offers Over £350,000

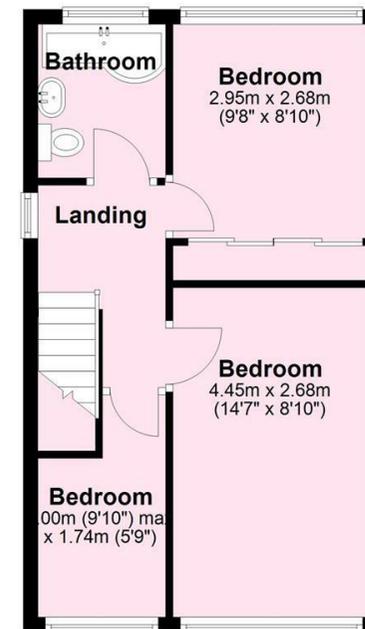
Tenure: Freehold

Council Tax Band: D

Ground Floor
Approx. 36.2 sq. metres (390.2 sq. feet)



First Floor
Approx. 36.4 sq. metres (391.7 sq. feet)



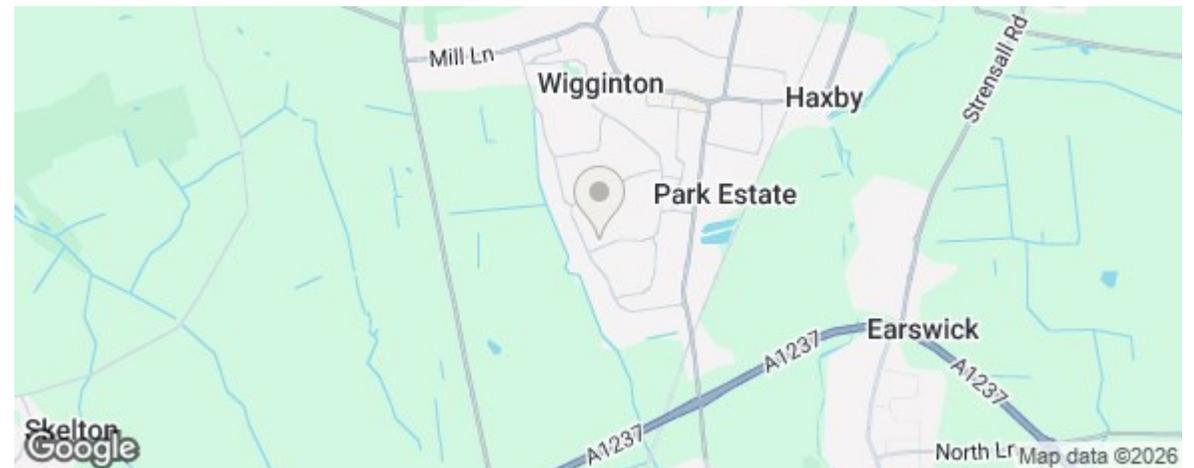
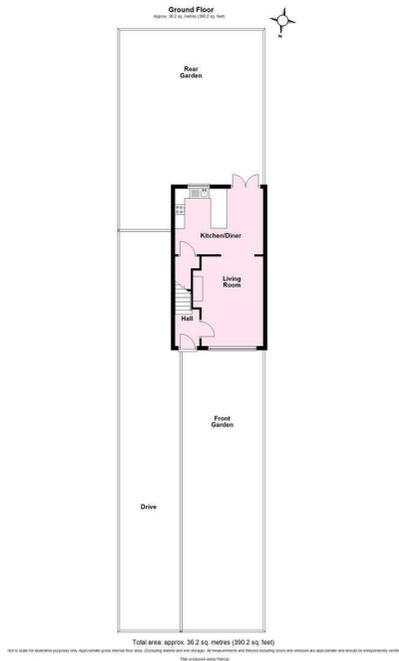
Total area: approx. 72.6 sq. metres (781.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

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		67	83
(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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**HUDSON
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**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com