



8 Mallard Way, Haxby, York YO32 3NG

HUDSON
MOODY

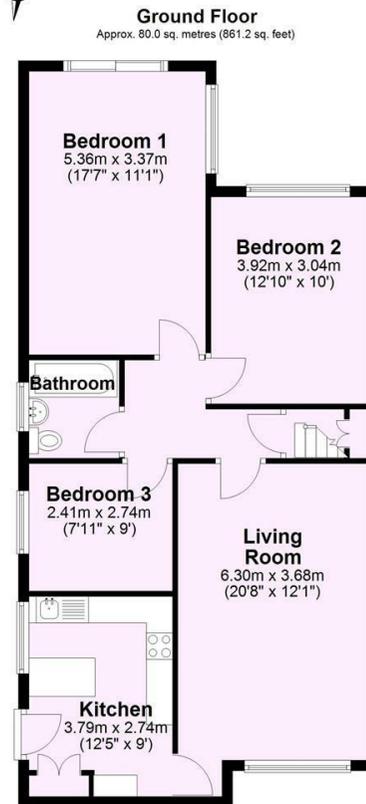
*****OFFERED FOR SALE WITH NO ONWARD CHAIN***** A fantastic opportunity to purchase a much loved, 2/3 bedroom semi-detached bungalow, with large rear garden and generous living space throughout. The property is conveniently placed to access the wide ranging village amenities, and has the benefit of a regular bus service at the end of the road.

- Offered For Sale With No Onward Chain
- Generous Rear Garden
- Off-Road Parking For Two Cars & A Detached Garage
- Usable Loft Space With Side UPVC Window
- Extended To The Rear To Create Either A Larger Bedroom Or A Second Sitting Room
- Much Loved Home, Now In Need Of Updating
- Convenient Access To the Village Amenities
- Early Viewing Highly Recommended

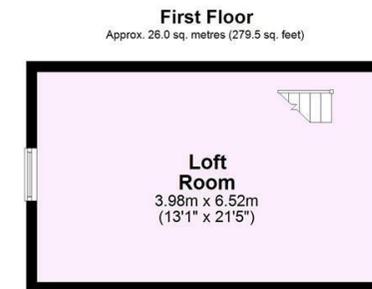
Guide Price £275,000

Tenure: Freehold

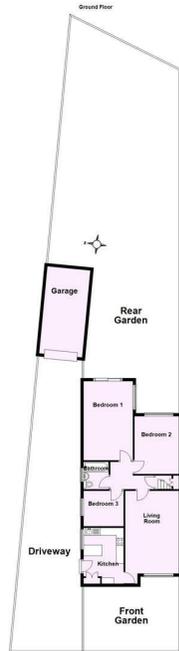
Council Tax Band: D



Total area: approx. 106.0 sq. metres (1140.7 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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
MOODY**

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