



**HUDSON
MOODY**

1B Windmill Way, Haxby, York YO32 3NL

A fantastic opportunity to purchase an immaculate three bedroom detached bungalow, having undergone a major programme of refurbishment in recent years, to a very high standard. This amazing bungalow is ideally placed to access the wide ranging village amenities, to include; pubs, supermarkets, schools and shops and has the benefit of a regular bus service, with a bus stop close by.

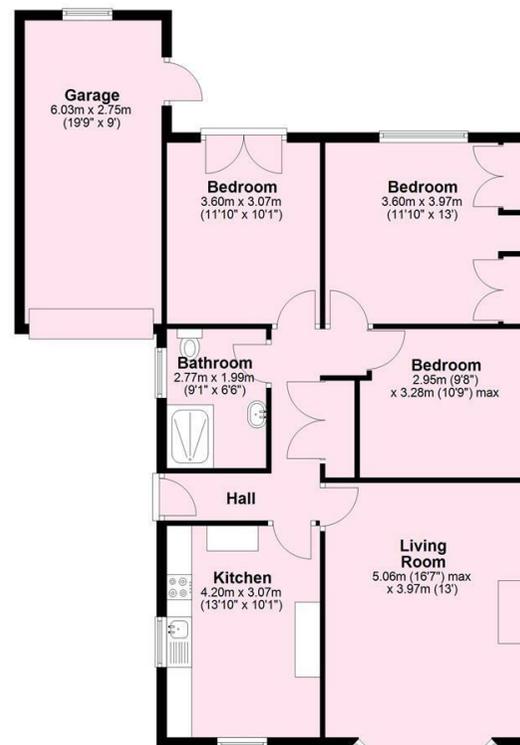
- Immaculately Presented Home
- Undergone A Major Programme Of Refurbishment In Recent Years
- High Quality Dining Kitchen With White Quartz Work Tops
- Ample Off-Road Parking & Attached Garage With Electric Door
- Enclosed Rear Garden
- Luxury Modern Shower Room
- Offers Generous Living Space Throughout
- Close To Village Amenities Which Includes Shops, Supermarkets & Delicatessens
- Regular Bus Service
- Viewing Highly Recommended

Guide Price £425,000

Tenure: Freehold

Council Tax Band: D

Ground Floor
Approx. 101.6 sq. metres (1093.6 sq. feet)



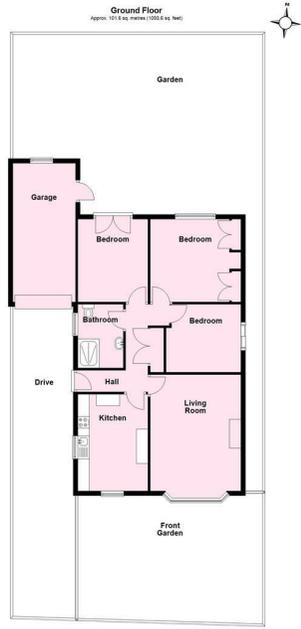
Total area: approx. 101.6 sq. metres (1093.6 sq. feet)

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

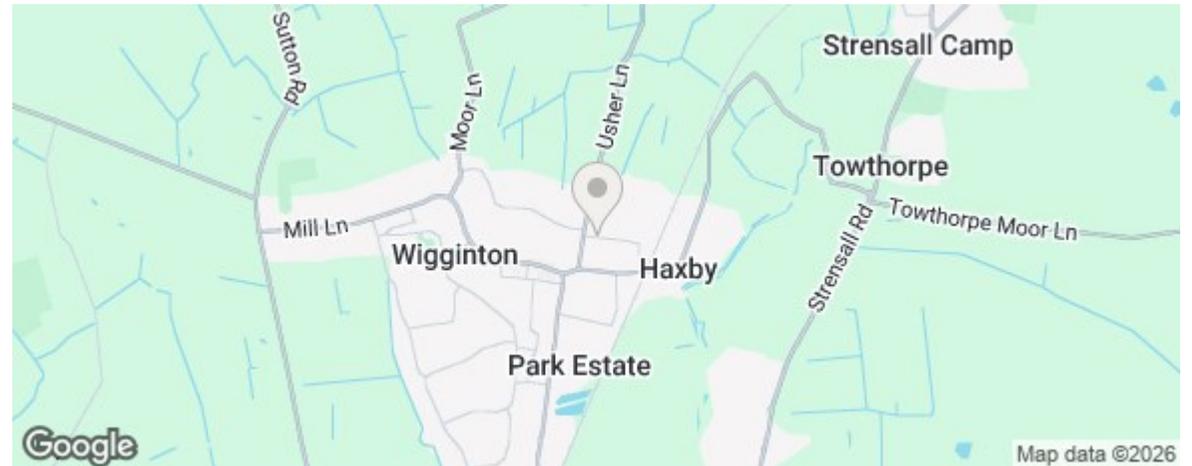
Plan produced using PlanUp.







Total area: approx. 101.6 sq. metres (1093.6 sq. feet)
Notes: Scale for illustration purposes only. Approximate gross internal floor area. Excluding garden and outbuildings. All measurements and labels including floor area and window are approximate and should be independently verified. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

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