

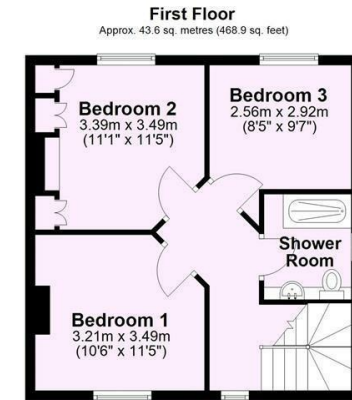
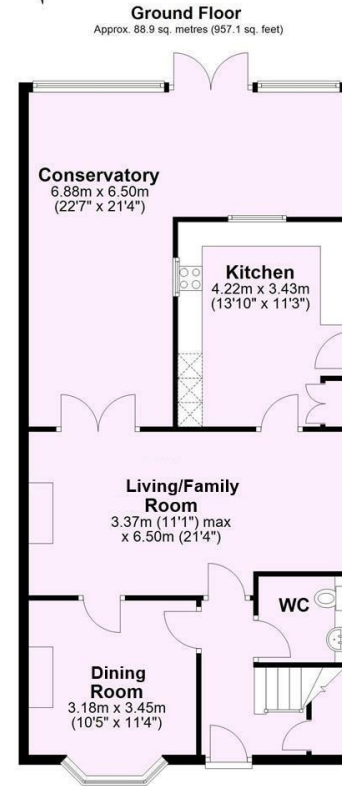


41 Station Road, Haxby, York YO32 3LU

HUDSON  
MOODY

A truly stunning and extended semi-detached family home, with a generous rear garden and parking for up to five vehicles. With immediate access to the wide ranging amenities the village has to offer, which includes highly regarded schools, Haxby is also conveniently placed to access York City Centre, the retail parks, the outer ring road and the A64.

- Stunning & Extended Family Home
- Parking For Up To Five Vehicles, Two To The Front & Three At The Rear
- Large Enclosed Rear Garden
- Sitting / Family Room With Log Burning Stove
- Refurbished By The Current Owners To A High Standard
- Workshop & Carport Accessed To The Rear Via A Shared Lane
- Superb Bespoke Kitchen With Integrated Appliances & Leather Granite Worktops
- Luxury Modern Family Shower Room & Downstairs Guest WC
- Two Reception Rooms & A Large L-Shaped Conservatory / Garden Room
- Highly Sought After Location Close To Village Amenities



Total area: approx. 132.5 sq. metres (1426.0 sq. feet)

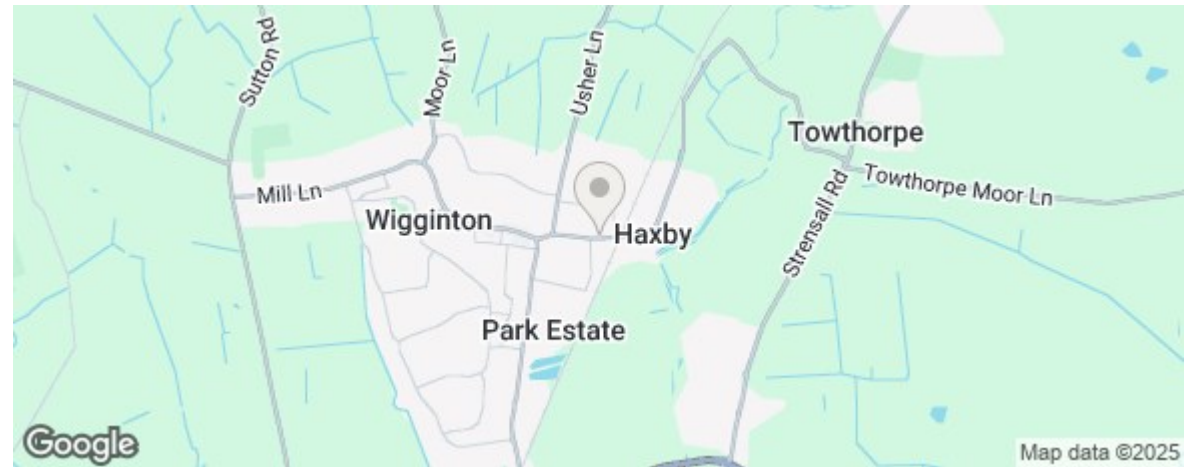
**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: C**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(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.

**HUDSON  
MOODY**

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