



HUDSON
MOODY

38 Shaw Crescent, Huby, York YO61 1JF

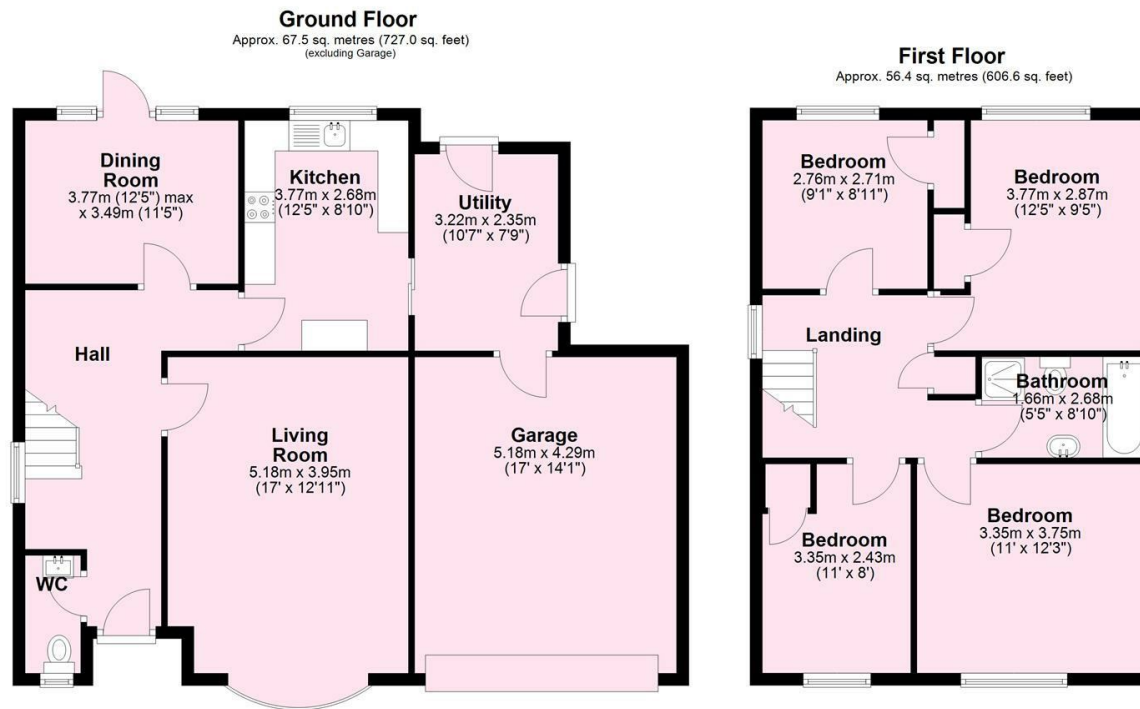
A superb opportunity to buy a spacious four bedroom detached family home, situated in a delightful cul-de-sac, in the highly regarded village of Huby, to the north of York, with a range of local amenities and offers convenient access to Easingwold and York.

- Spacious Detached Family Home
- Sought After Location At The End Of The Cul-De-Sac
- Offered For Sale With No Onward Chain
- Double Garage & Ample Off-Road Parking
- Two Reception Rooms & Large Utility Room
- Enclosed Rear Garden With Gate Opening To Parkland
- Updating required
- Four Generous Bedrooms
- Close To Village Amenities
- Approx. 4 miles to Easingwold & 10 Miles To York City Centre

Guide Price £395,000

Tenure: Freehold

Council Tax Band: E



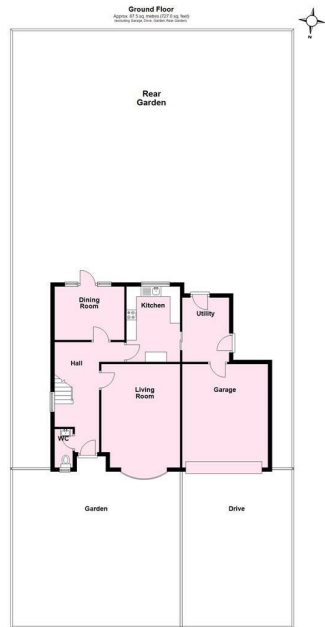
Total area: approx. 123.9 sq. metres (1333.7 sq. feet)

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.

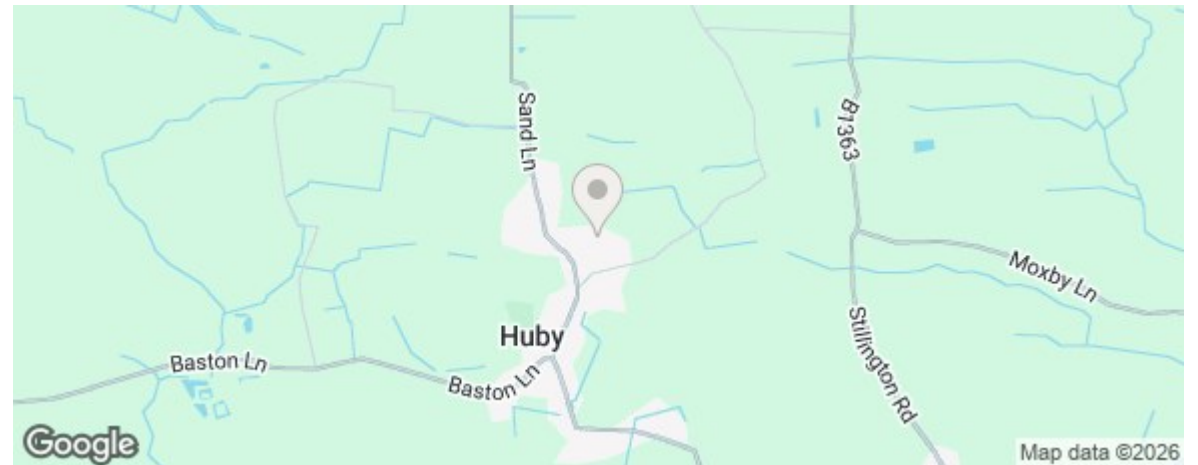
Plan produced using PlanUp.







Total area: approx. 67.5 sq. metres (727.0 sq. feet)
Not scale but dimensions represent approximate gross internal floor area. Excludes stairs and roof space. All measurements are approximate and should be considered as a guide only. For professional surveying.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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