

HUDSON MOODY

Forest Oaks, 27 East Lane, Shipton By Beningbrough, York YO30 1AH

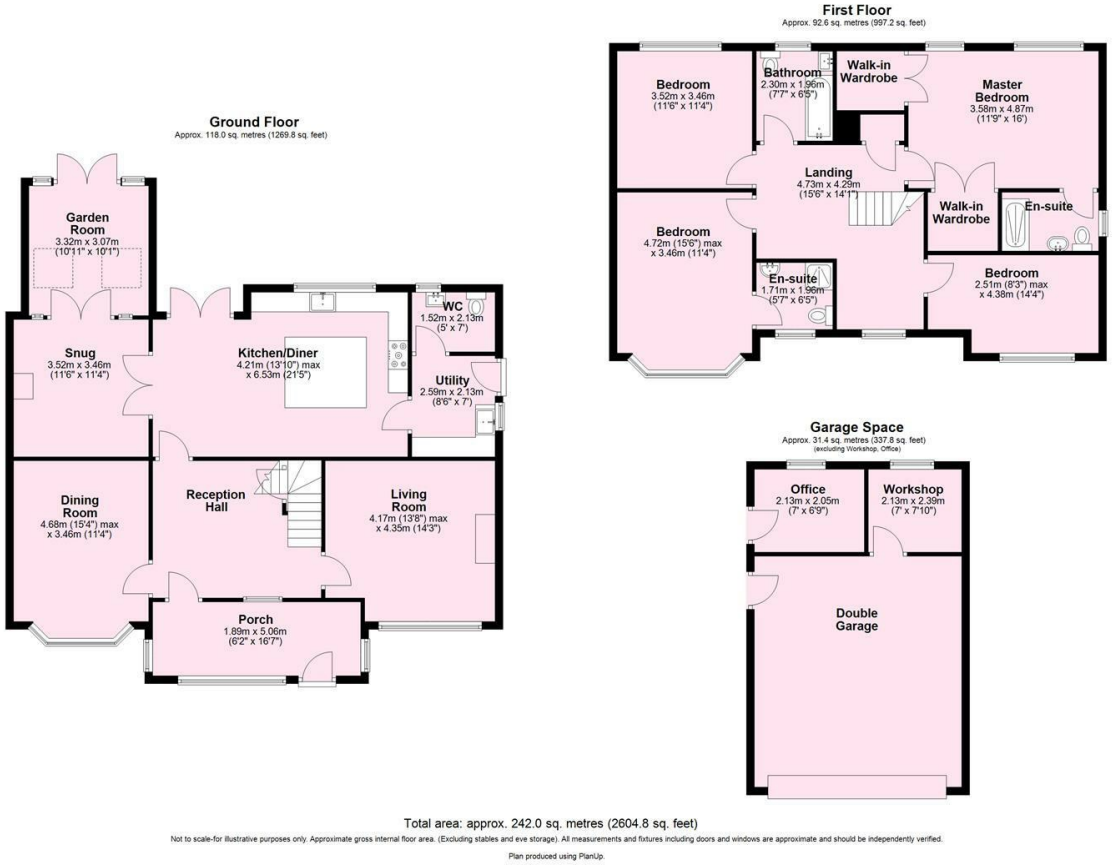
‘Forest Oaks’ is an exceptional four double bedroom, three bathroom detached family home, set within an impressive plot of approximately one-third of an acre. Enjoying stunning open views over rolling countryside to the rear, the property occupies a charming village setting to the north of York, offering convenient access to the outer ring road, York city centre, and the nearby market town of Easingwold.

- Exceptional Family Home
- Extensive Gardens & Large Detached Garage With Adjoining Workshop
- Four Double Bedrooms & Three Bathrooms
- Stunning Open-Plan Kitchen And Dining Space
- Electric Security Gates & Sweeping Driveway Offering Parking For Multiple Vehicles
- Superb Rear Views Over Rolling Countryside
- Four Reception Rooms
- Architect Designed Front Porch & Large Reception Hall
- Air Source Pump & Owned Solar Panels
- Conveniently Placed For York City Centre & The Market Town Of Easingwold

Guide Price £795,000

Tenure: Freehold

Council Tax Band: G











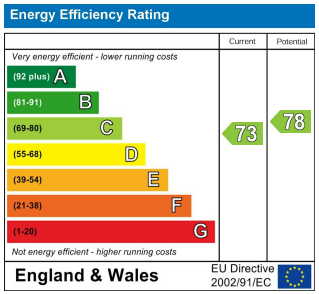


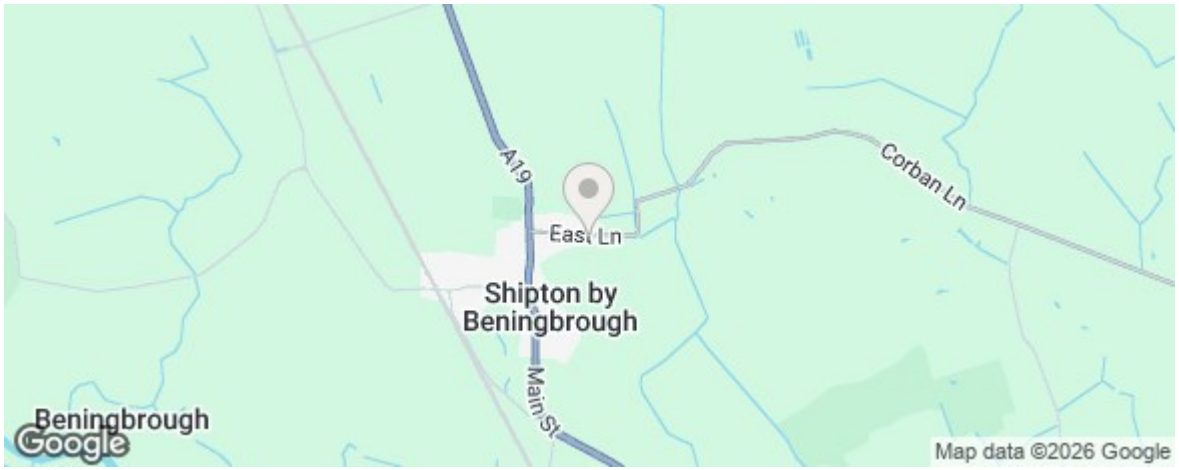












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IMPORTANT NOTICE

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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