



HUDSON
MOODY

31 Swarthdale, Haxby, York YO32 3NZ

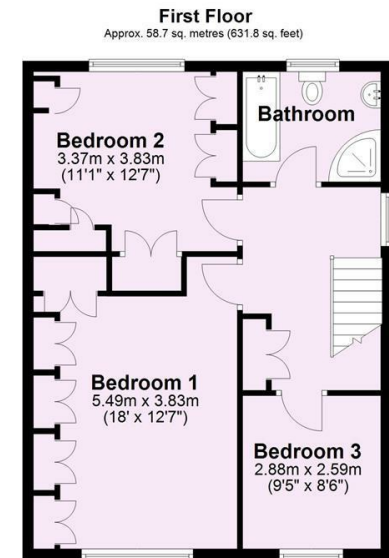
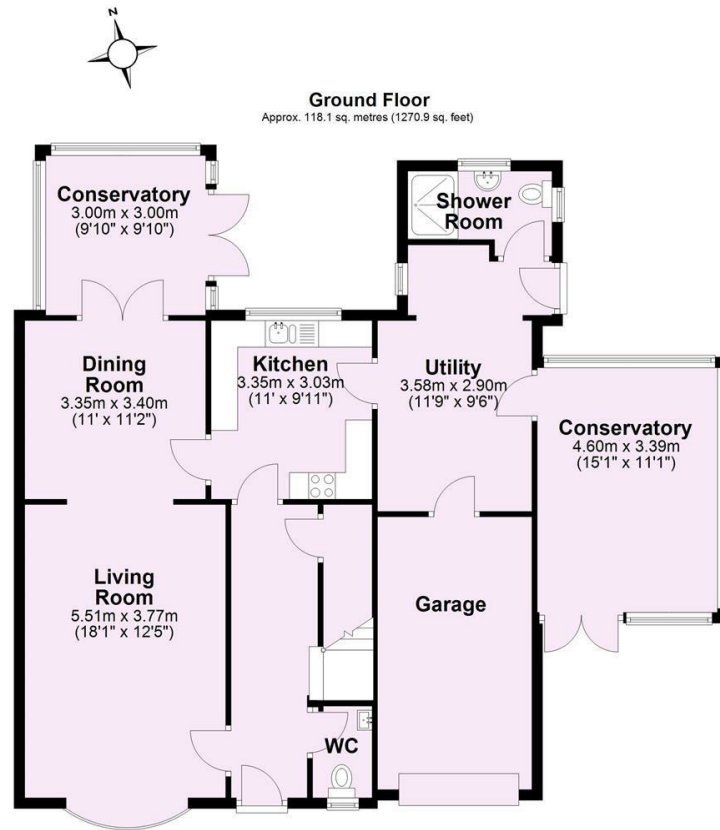
*** VIEWING RECOMMENDED *** A modern, spacious detached family home, with a double garden plot, on the popular Usher Park Estate, in the much sought after village of Haxby. With immediate access to the wide ranging amenities the village has to offer, which includes highly regarded schools, Haxby is also conveniently placed to access York City Centre, the outer ring road and A64 .

- Superb Family Home
- Generous Double Plot Gardens
- Two Reception Rooms
- Downstairs Shower Room & Separate Guest WC
- Modern Kitchen
- Three Spacious Bedrooms
- Owned Solar Panels
- Double Drive & Larger than Average Garage
- Sought after Usher Park Estate Location
- Close to Village Amenities

Guide Price £480,000

Tenure: Freehold

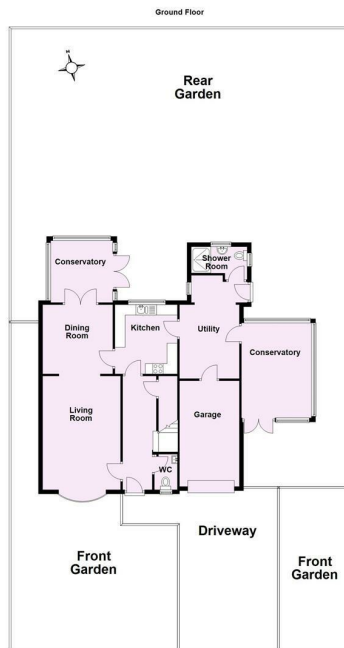
Council Tax Band: E



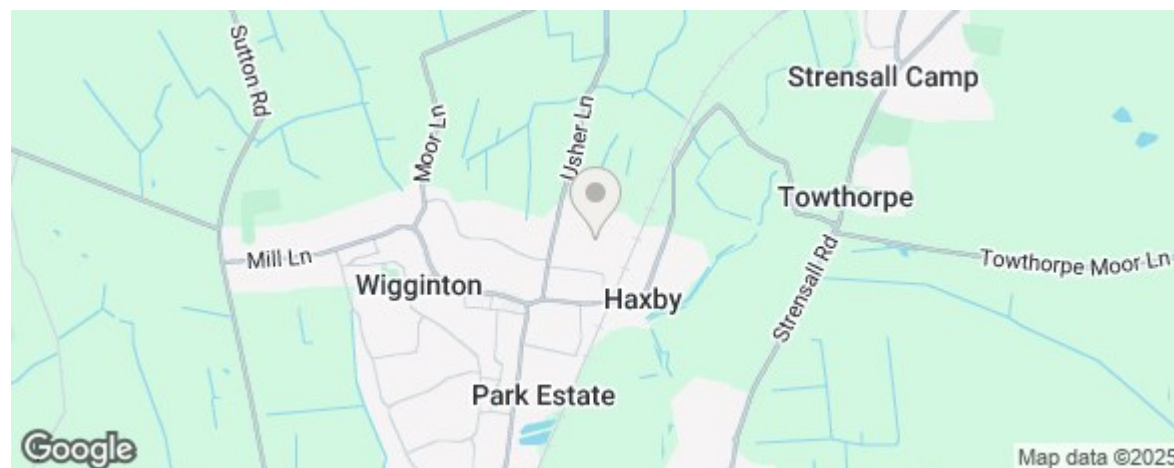
Total area: approx. 176.8 sq. metres (1902.8 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
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
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