



HUDSON
MOODY

8 Newdale, Haxby, York YO32 3LN

Situated at the head of a smart cul-de-sac in the popular and sought after village of Haxby you will find this beautifully presented detached house with a large, private lawned garden.

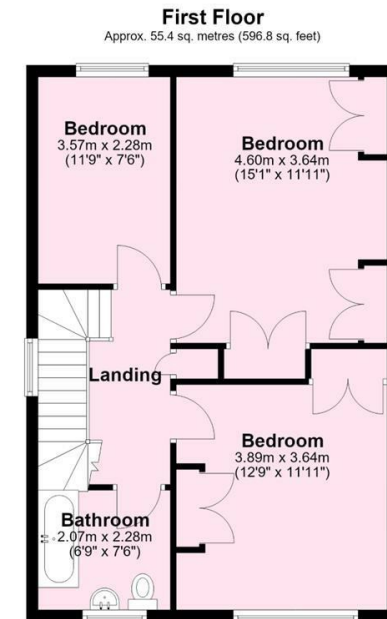
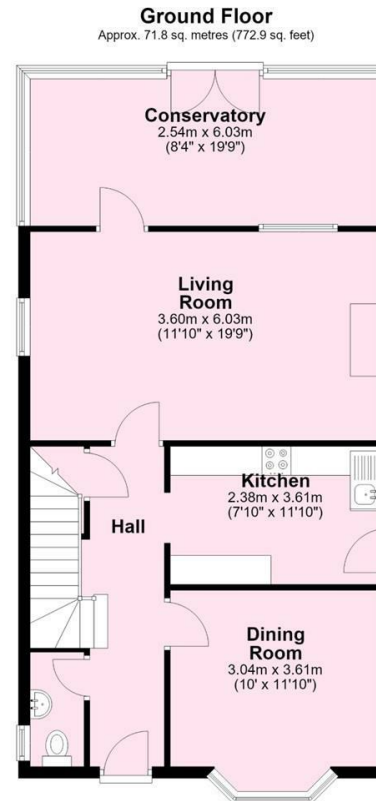
The house briefly comprises a reception hall with WC off, dining room, large living room, kitchen and spacious conservatory/garden room to the ground floor, whilst to the first floor are three double bedrooms and a smart tiled house bathroom.

- Modern Detached Family Home
- Cul-de-sac Location in Popular Village
- Two Generous Reception Rooms
- Large Conservatory/Garden Room
- Fitted Kitchen
- Three Double Bedrooms
- House Bathroom & Ground Floor WC
- Wrap Around Lawned Gardens Enclosed Within Hedging
- Off-Road Parking & Garage
- Highly Sought-After Usher Park Location

Guide Price £475,000

Tenure: Freehold

Council Tax Band: E



Total area: approx. 127.2 sq. metres (1369.7 sq. feet)

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

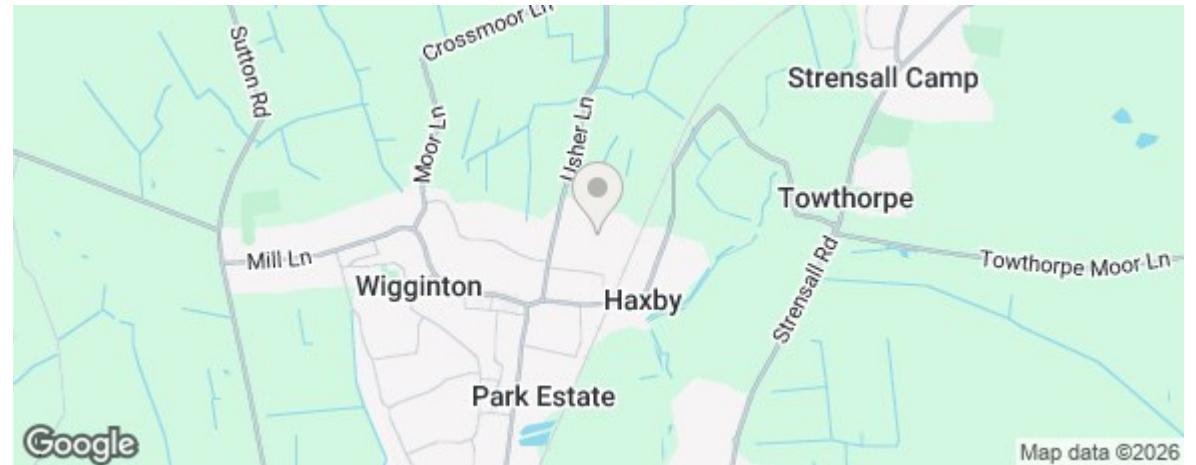






Total area: approx. 86.8 sq. metres (934.5 sq. feet)
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and roof storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using Planity.

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		
England & Wales	EU Directive 2002/91/EC	



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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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