HUDSON
MOODY

Garden Cottage, Long Lane, Kexby, York YO41 5LE

A fine family sized CHARACTER COTTAGE set in lovely grounds of 3/4 of an acre with Superfast Fibre Broadband. The accommodation is packed full of character including many nooks and crannies, low beamed ceilings and log burning stoves.

- 4 Bedroom Character Cottage. Approx 2325 ft2
- 0.75 Acre Sized Plot
- 1 Gigabit (1000Mbps) Fibre Broadband Offering Ultra-Fast Speeds
- Lovely Garden Views Over Open Countryside
- Car Port Style Double Garage + Adjoining Single Garage
- Kitchen Diner + Pantry + Utility/Boot Room + Laundry Room + WC
- Living Room + Family Room. Conservatory
- Modern House Bathroom + Shower Room
- Ideal Commuter Location to the City of York and East Coast
- EPC: D. Contact Hudson Moody to View

Offers Over £650,000

Tenure: Freehold

Council Tax Band: F

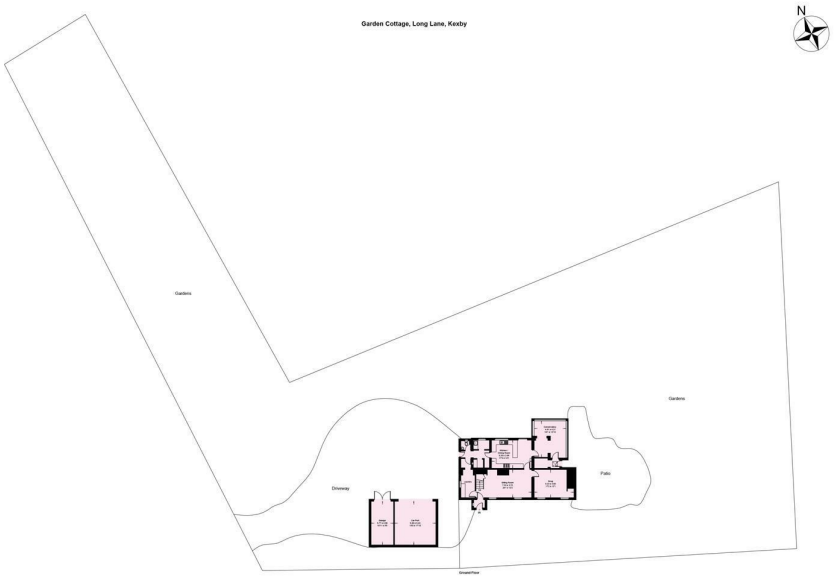

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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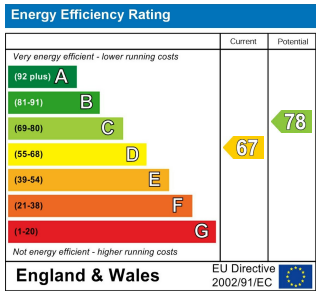

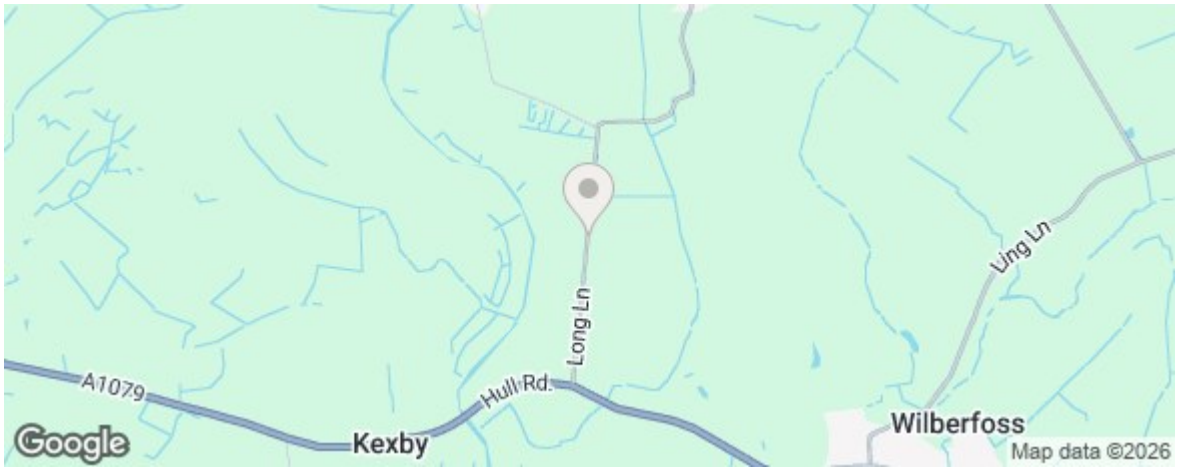

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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.
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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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