
HUDSON
MOODY
1 Forge Close, Melbourne, York YO42 4QS

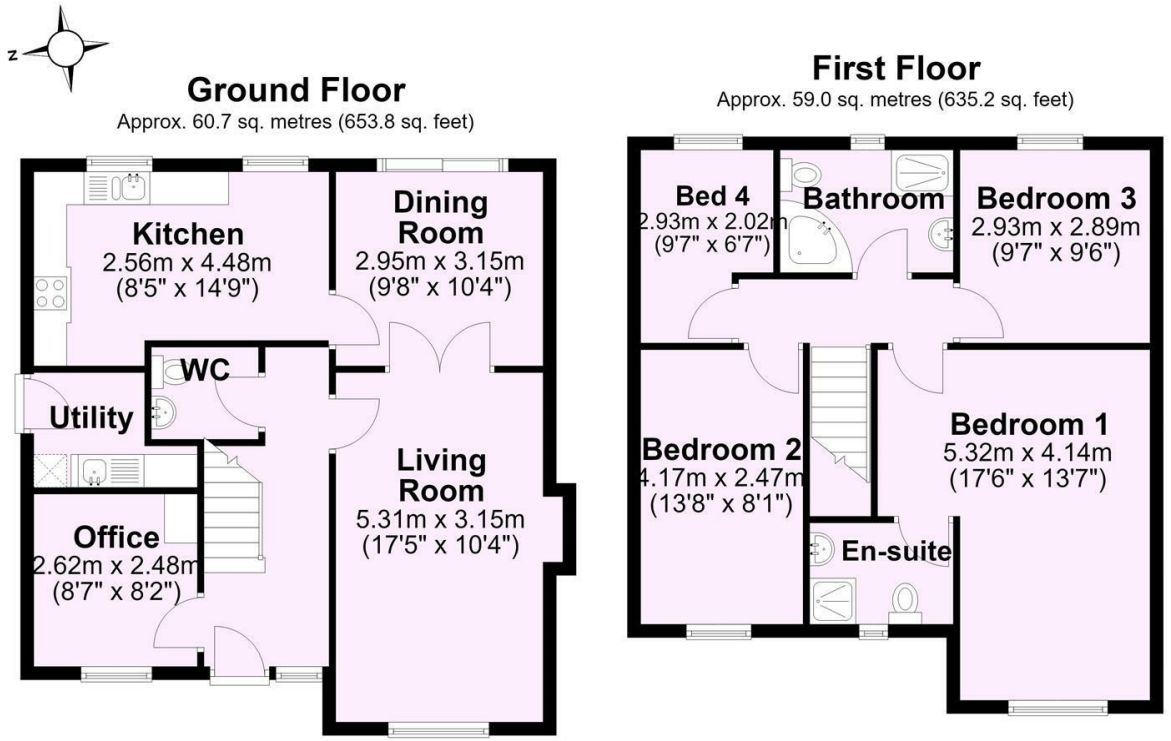
A well balanced four-bedroom Hogg home, offering family sized space, attractive lawned gardens, and integral double garage within easy walking distance of village shop and pub.

- 4 Bed Detached Hogg Property
- Easterly Facing Private Gardens
- Integral Double Garage
- Kitchen Breakfast Room. Utility
- 2 Reception Rooms + Study
- En-suite + House Bathroom. Ground Floor WC
- Superfast Broadband
- Well Regarded Village Primary School. Canal Walks
- Village Pub. EPC: F
- Call Hudson Moody to View

Guide Price £425,000

Tenure: Freehold

Council Tax Band: E



Total area: approx. 119.8 sq. metres (1289.0 sq. feet)







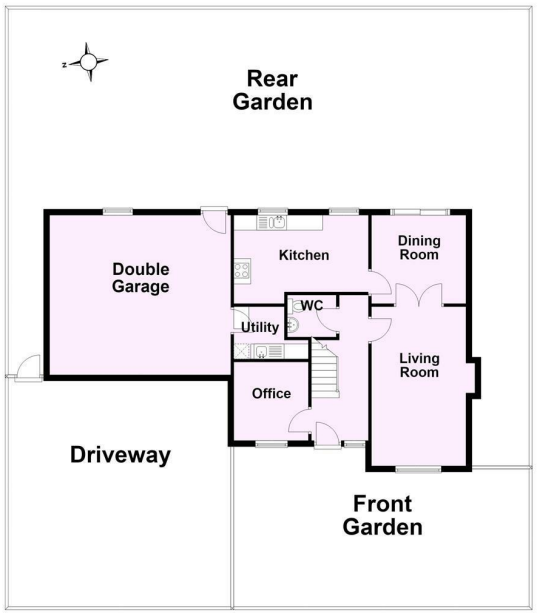




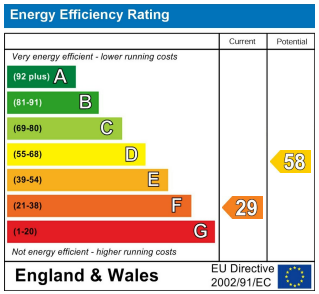


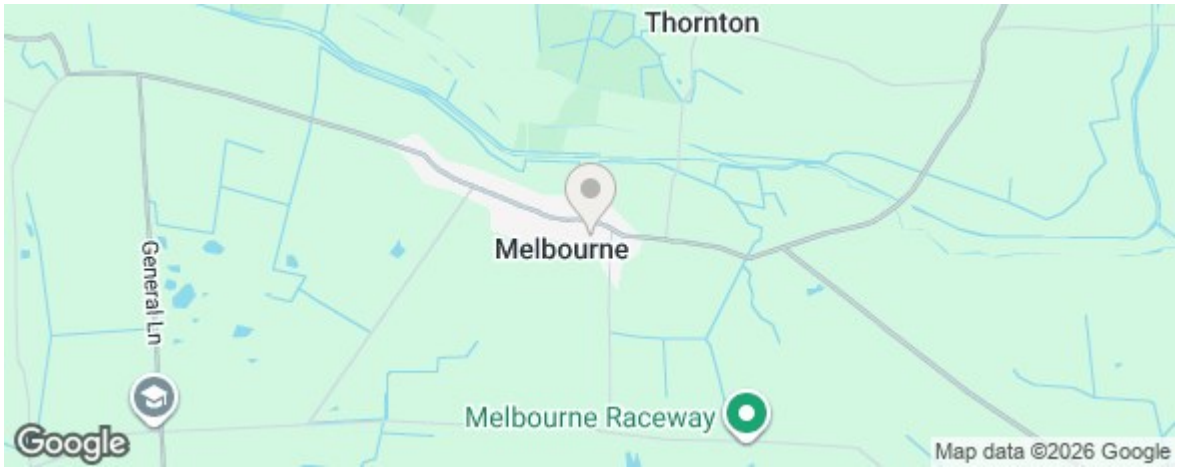


Ground Floor









HUDSON MOODY

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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