



HUDSON
MOODY

6 Hawthorn Fields, Rufforth, York YO23 3AE

Situated in a quiet cul-de-sac, within a small development in the rural village of Rufforth, you will find this charming semi-detached house that sits on a large plot with off street parking.

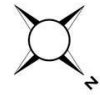
The house was built two years ago and offers spacious accommodation with a separate living room, dining kitchen, three bedrooms and a bathroom. There are a number of nearby local facilities and the village lies close to the cycle track into York.

- A Recently Built Semi-Detached House
- Rural Village Location
- Living Room with Electric Log Burner
- Dining Kitchen with Wide French Doors
- Ground Floor WC
- Three Well Proportioned Bedrooms
- House Bathroom
- Spacious Lawned Garden
- Off Street Parking with EV Charger
- Air Source Heat Pump

Guide Price £375,000

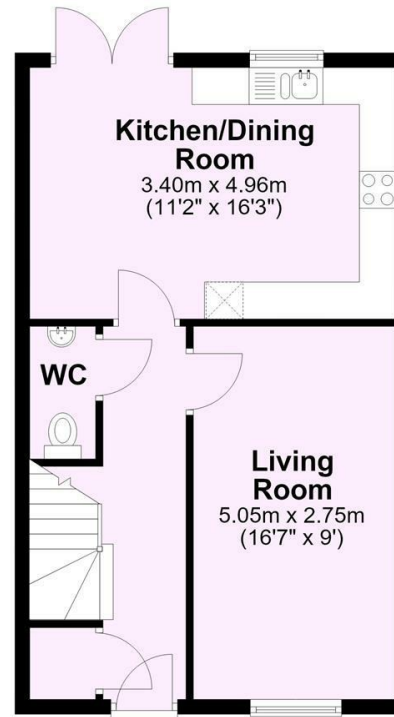
Tenure: Freehold

Council Tax Band: C



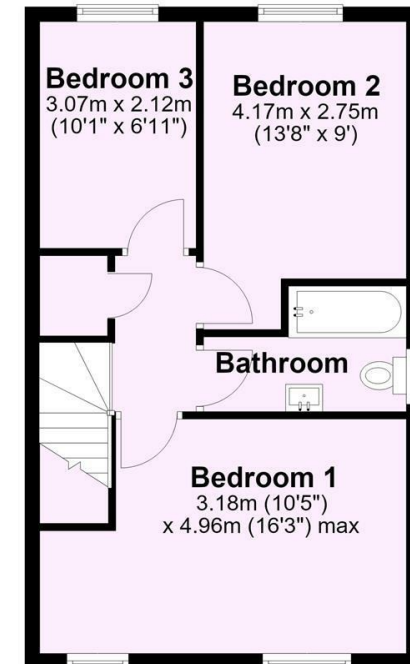
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 84.9 sq. metres (914.3 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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.
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