



HUDSON
MOODY

The Granary Fox Farm Flawith, York YO61 1SF

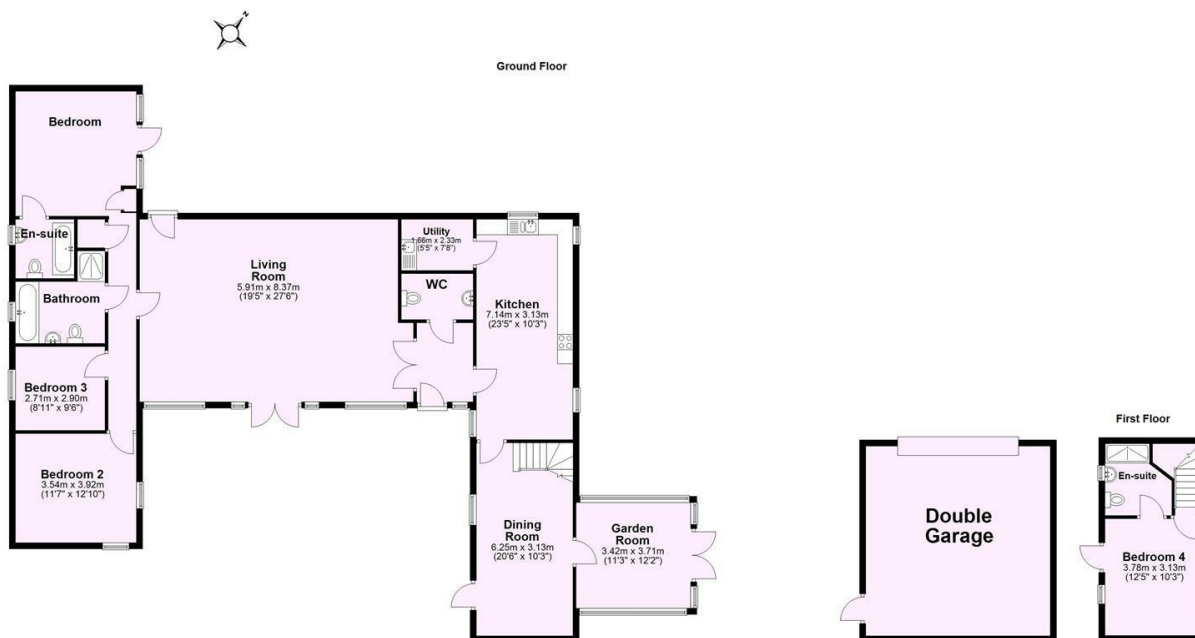
Located in the highly regarded village of Flawith, this substantial detached family home offers over 2,000 sq. ft. of beautifully presented living space, with four double bedrooms and three well-appointed bathrooms. The property sits on a generous plot of approximately a quarter of an acre, making it an ideal choice for families or couples seeking a semi-rural lifestyle with convenient access to both Easingwold and York.

- Stunning Converted Granary
- Plot Extending To Approx. 1/4 Of An Acre
- Parking For Three Cars & Double Garage
- Attractive Gardens With Views Over Surrounding Countryside
- Living Room With Stone Flooring & Vaulted Ceilings With Exposed Beams
- Delightful Central Walled Courtyard Garden
- Four Double Bedrooms
- Luxury House Bathroom, Two En-suites & Guest WC
- Superb Breakfast Kitchen With Bespoke Solid Oak Units & Granite Work Tops
- Delightful Village Setting With Convenient Access to Easingwold & York

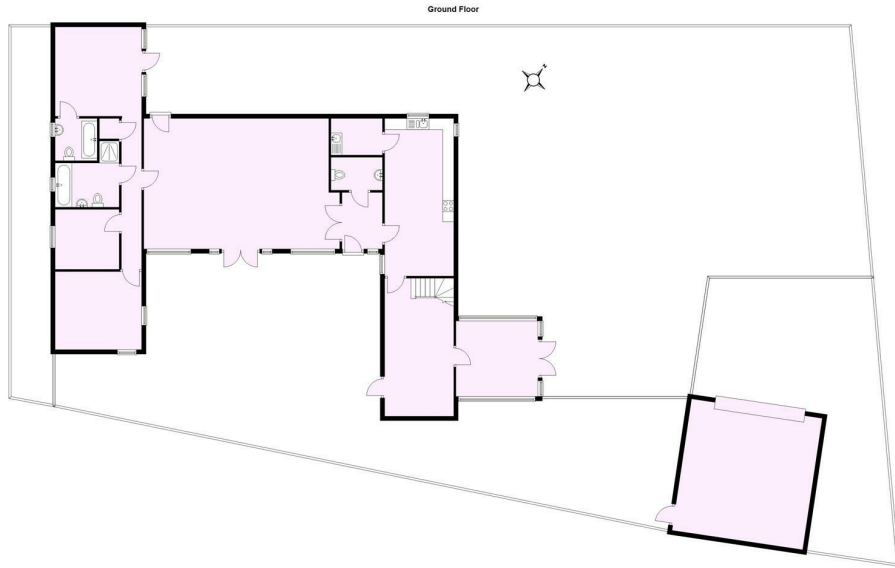
Guide Price £735,000

Tenure: Freehold

Council Tax Band: G







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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