



HUDSON  
MOODY

Parkstone Villa Oxcarr Lane, Strensall, York YO32  
5TD

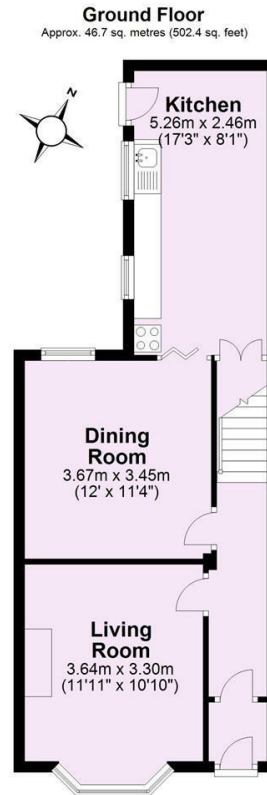
Situated in a popular village near York is this surprisingly spacious EXTENDED FIVE BEDROOM END OF TERRACE PERIOD HOUSE, that offers tremendous potential to become a cherished family house. The property has been extended to the side to provide an integral garage with two bedrooms over.

- Extended End of Terrace Period House
- Tremendous Potential to Create Ideal Family Home
- Two Receptions and a 17ft Kitchen
- Five Bedrooms, Master with En-Suite Shower Room
- House Shower Room
- Delightful, Large Lawned Garden to the Rear
- Local Shop and Amenities, Nearby Primary School.
- Popular Village Location
- Integral Single Garage and Parking

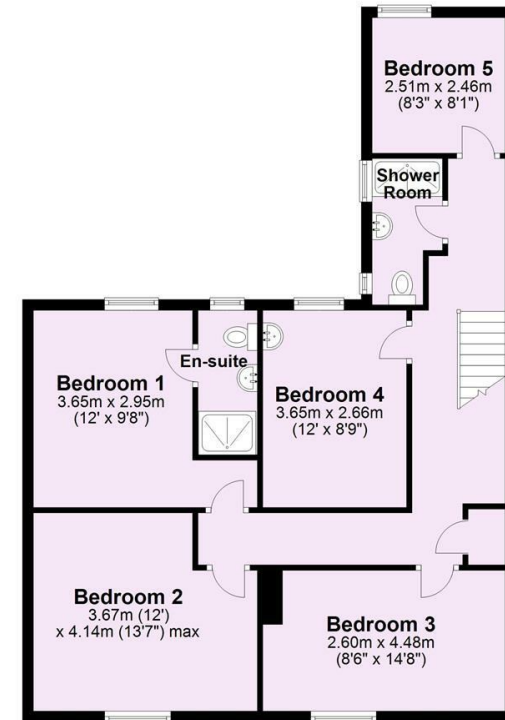
**Offers Over £350,000**

**Tenure: Freehold**

**Council Tax Band: D**



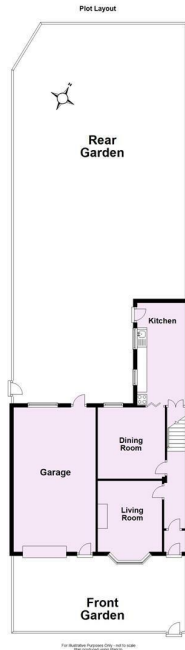
**First Floor**  
Approx. 78.0 sq. metres (839.4 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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.

**HUDSON  
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