



HUDSON
MOODY

The Sycamores, 12 The Village, Strensall, York YO32
5XS

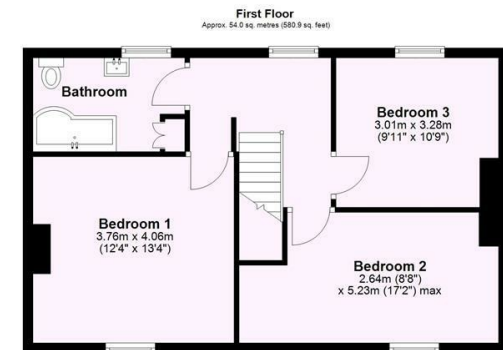
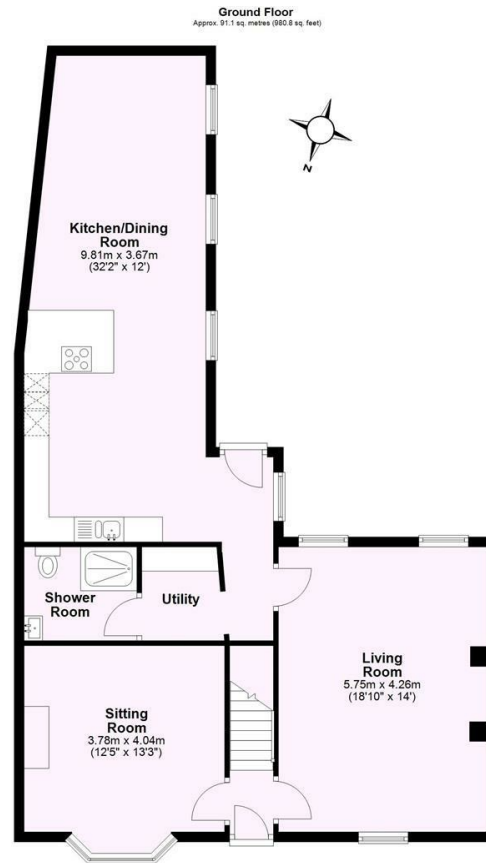
A charming double fronted three bedroom period house that has been recently renovated to provide a superb kitchen/dining extension to the rear. The house benefits from long lawned garden and is situated near the centre of Strensall village, close to local shops, pubs and amenities. The village lies within easy reach of the outer ring road, the A64 and York city centre.

- Impressive Link-Detached Period House
- Recently Renovated to a High Standard
- Two Reception Rooms
- Utility Area and Ground Floor Shower Room
- Superb Extension to Rear with Contemporary Dining/Kitchen
- Three Double Bedrooms
- House Bathroom with Shower Over Bath
- Long South Facing Garden with Patio
- Village Location Close to Local Shops and Facilities
- Within Easy Reach of Outer Ring Road and York City Centre

Guide Price £650,000

Tenure: Freehold

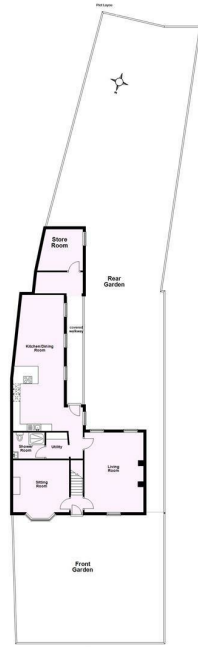
Council Tax Band: F



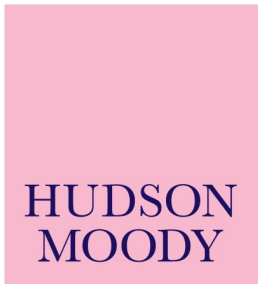
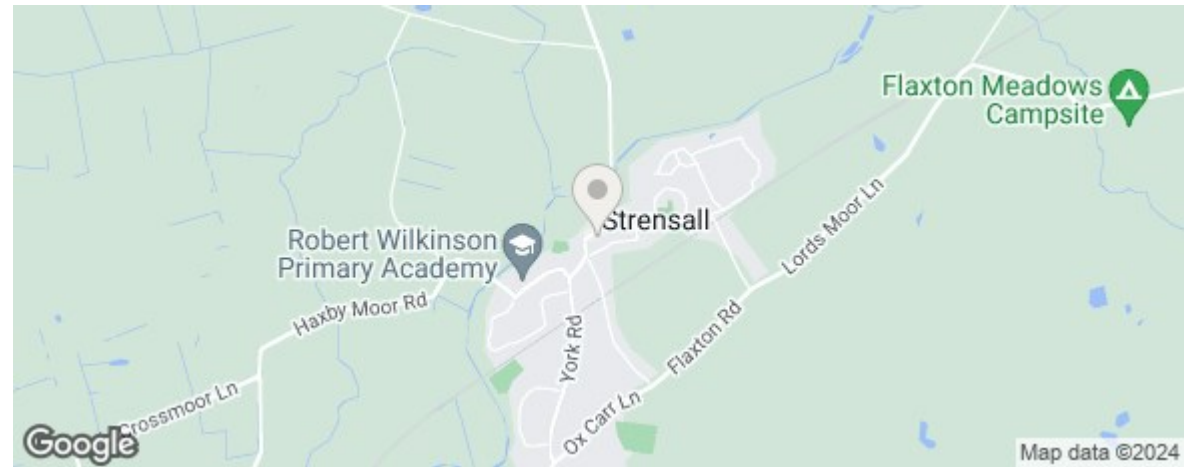
Total area: approx. 145.1 sq. metres (1561.8 sq. feet)
For Illustrative Purposes Only - not to scale
Plan produced using PlanIt.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.
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