



12 Straylands Grove, York YO31 1EA

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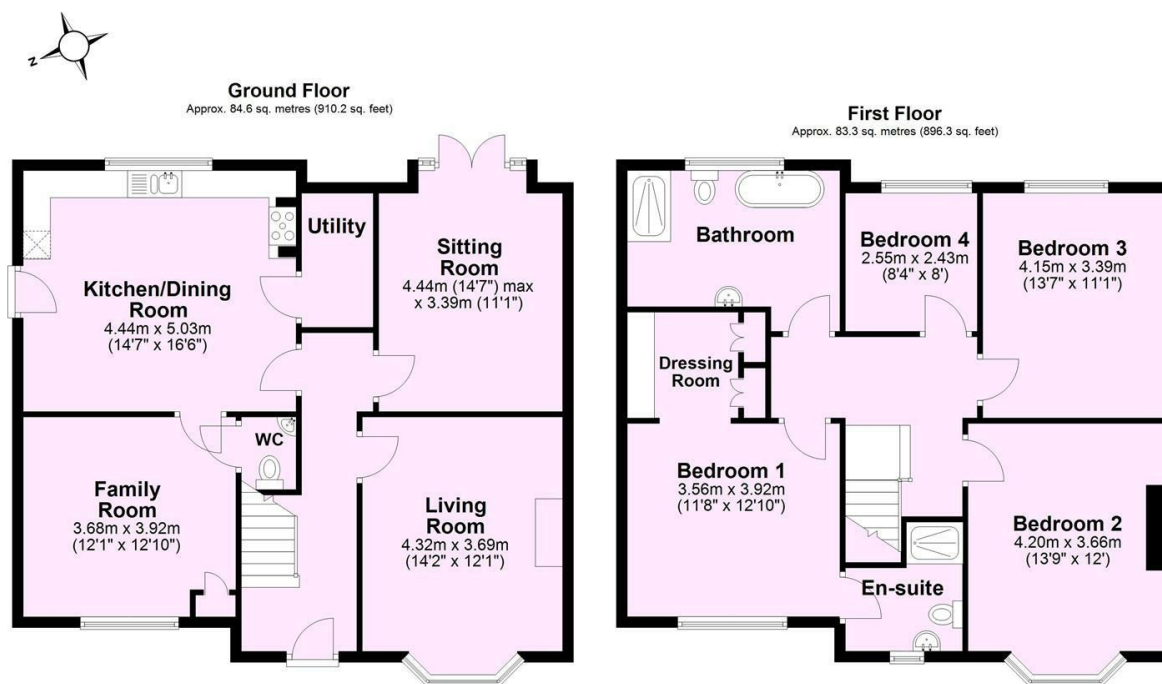
An impressive and spacious four bedroom semi-detached house set on a corner plot in a popular residential area between Stockton Lane and Malton Road. The house benefits from a side extension, providing superb additional living space and a large kitchen/dining room.

- Impressive and Extended Semi-Detached House
- Living Room with Feature Fireplace
- Contemporary Kitchen with Island
- Ground Floor WC
- Master Bedroom with Dressing Room and En-Suite
- Two Additional Double Bedrooms and Single Bedroom / Office
- Single Garage and Off Street Parking
- Attractive Lawned Garden with Patio
- Superb Location with Local Amenities
- 30 Minute Walk to York City Centre

Guide Price £650,000

Tenure: Freehold

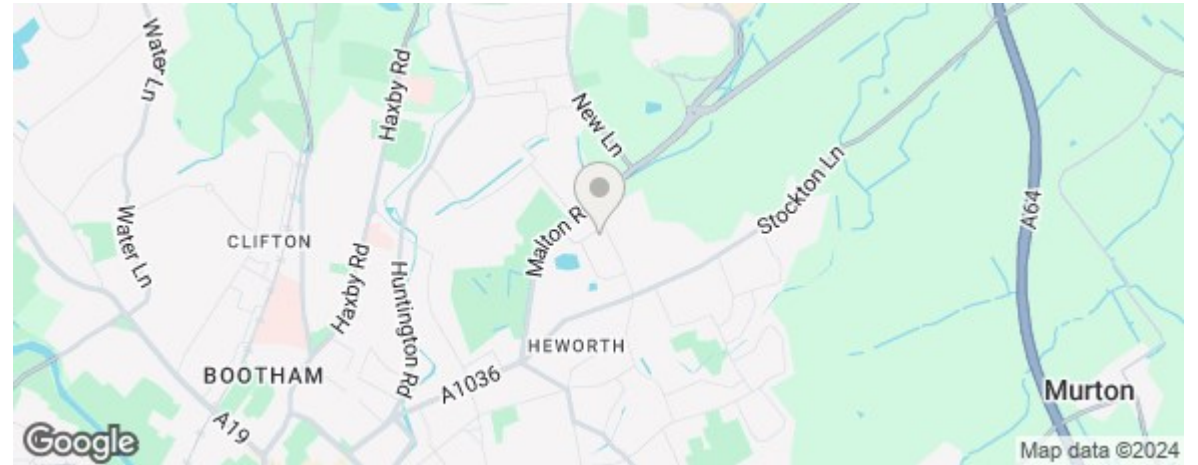
Council Tax Band: D



Total area: approx. 167.8 sq. metres (1806.4 sq. feet)







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			
		76	85
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.

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