



HUDSON
MOODY

27 Chaucer Lane, Strensall, York YO32 5PE

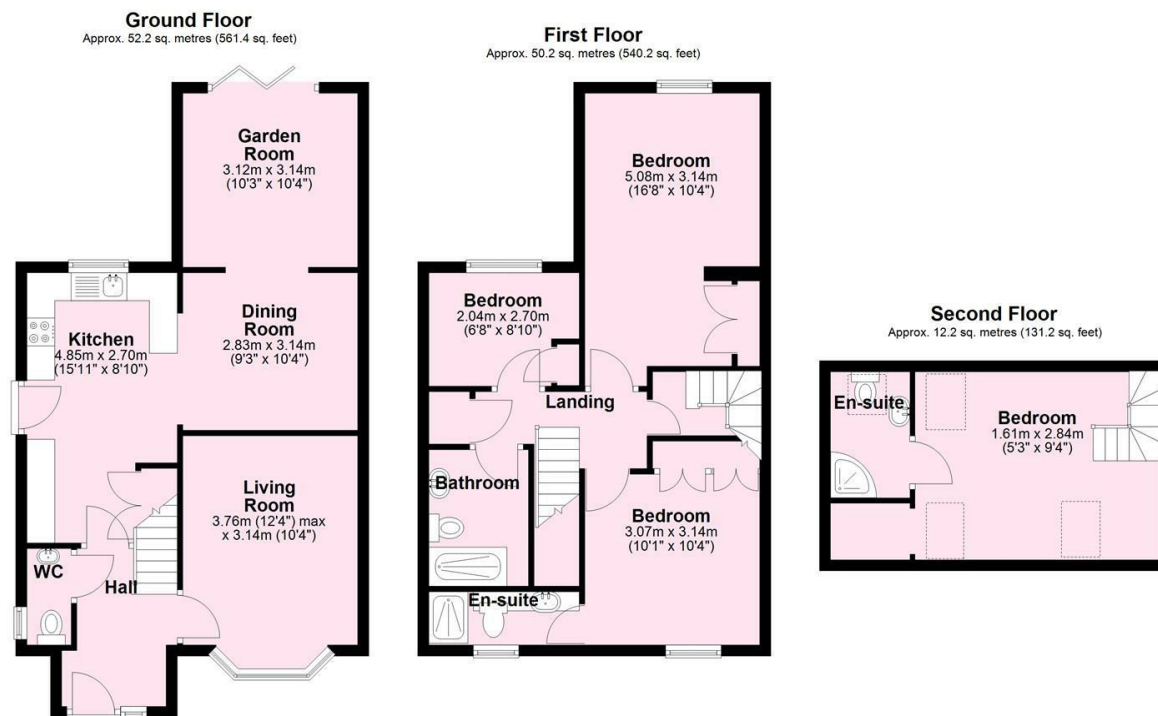
A well-presented, extended four bedroom, three bathroom link-detached family home, with open plan living, ideally placed to access a wealth of village amenities, the outer ring road, A64 and York City Centre.

- Extended Family Home
- Modern Open Plan Kitchen / Dining / Living With Bi-Folding Doors
- Four Generous Bedrooms & Three Modern Bathrooms
- Refurbished In Recent Years To A High Standard
- Over 1,200 Sq Ft Of Living Space
- Enclosed Side & Rear Gardens
- Garage & Parking To The Rear
- Guest WC
- Bay Fronted Lounge With Engineered Oak Flooring
- Village Location

Guide Price £450,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

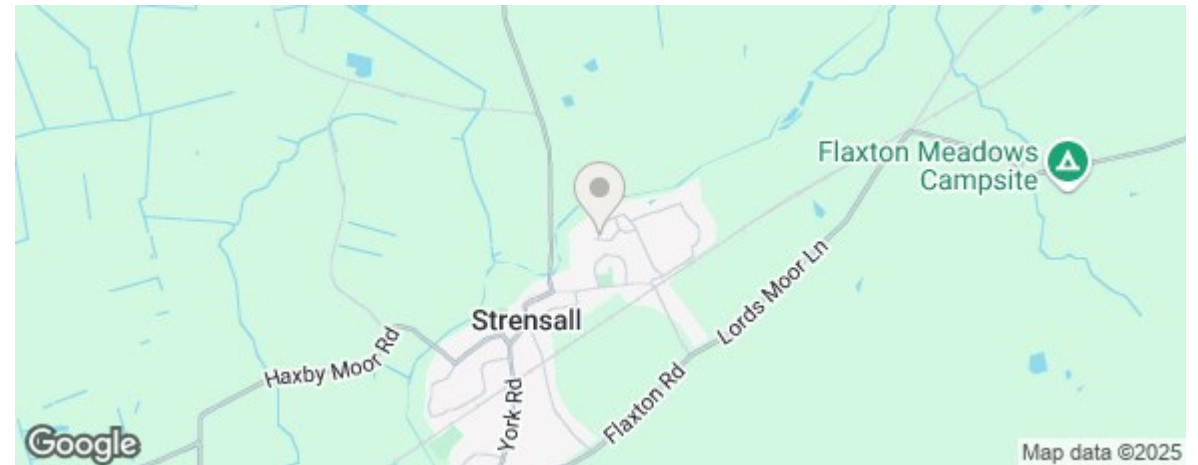
Plan produced using PlanUp.







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	



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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