



HUDSON
MOODY

122D Strensall Road, Earswick, York YO32 9SJ



**** Viewing Advised **** A well-presented END TERRACED HOUSE situated close to the centre of the popular village of Strensall. The village offers a good range of shops and services and lies within easy reach of York city centre and the outer ring road serving the motorway network.



Accommodation:

- Charming End of Terrace House
- Living Room
- Dining Kitchen
- Ground Floor WC
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Potential To Convert Into Three Bedroom
- Immaculate Rear Garden
- Off Street Parking
- Village Location with Excellent Local Shops and Facilities

Guide Price £125,000

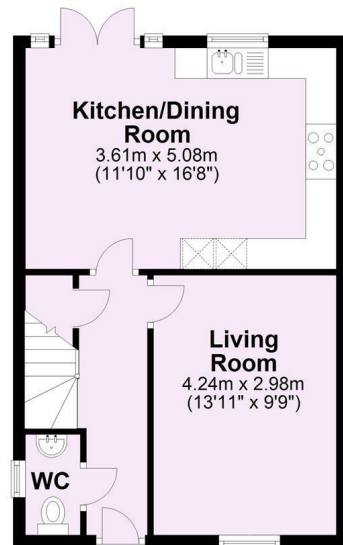
Tenure: Freehold





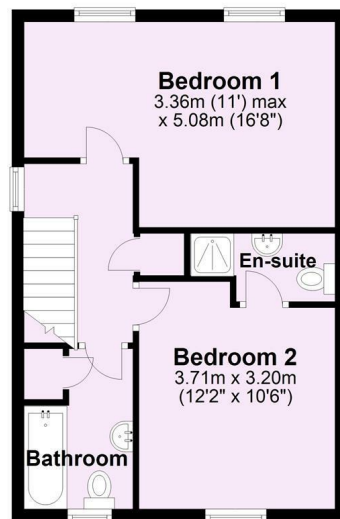
Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



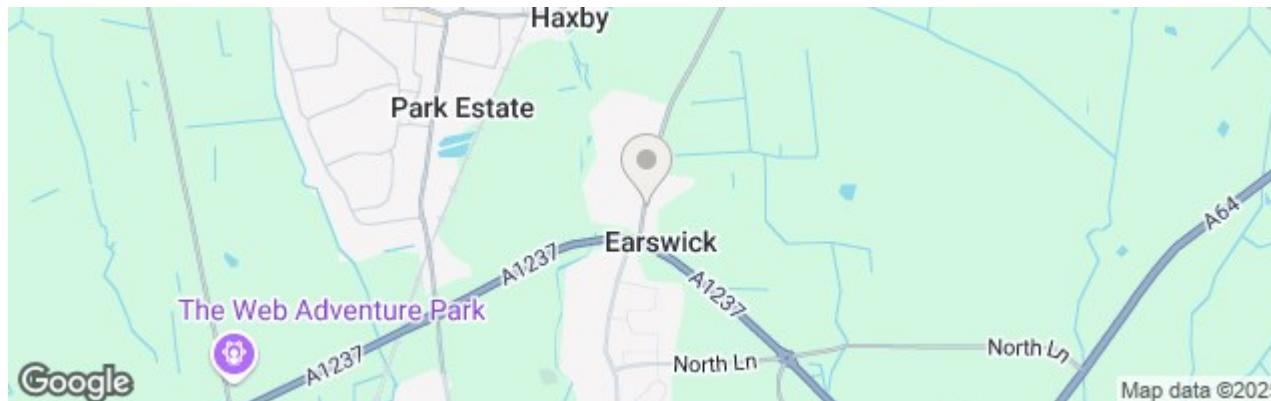
Total area: approx. 80.7 sq. metres (868.9 sq. feet)

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

Plot Layout



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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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