



HUDSON
MOODY

33 Southfields Road, Strensall, York YO32 5UA



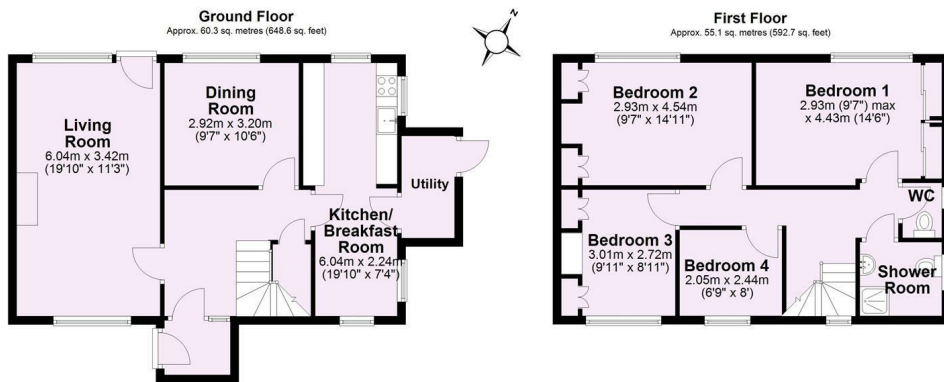
A four bedroom detached family home occupying a substantial plot. Located in the village of Strensall, lying to the North of York within easy access of the ring road and A64.



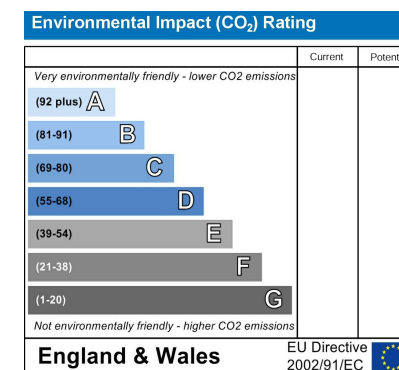
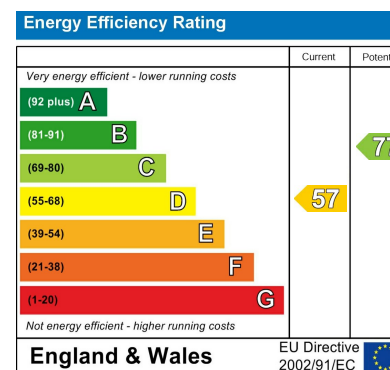
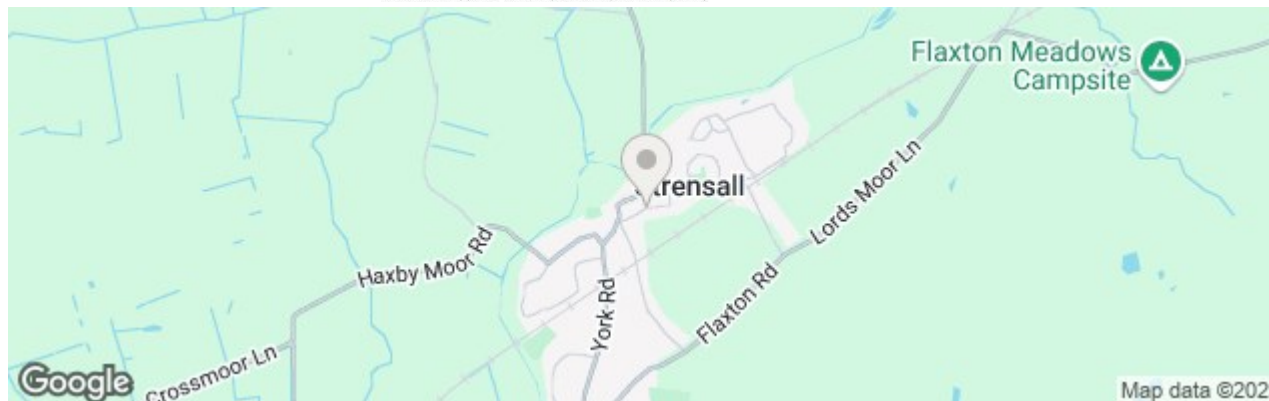
Accommodation:

- Detached Family Home
- Set within a Substantial Plot with Scope for Extension
- Well Appointed Living Room
- Separate Dining Room
- Kitchen Breakfast Room and Utility Area
- Four Bedrooms
- Family Shower Room and Separate WC
- Large Mature Gardens and additional Vegetable Plot
- Tandem Garage
- Guide Price £475,000
- No Onward Chain
- Tenure: Freehold





Total area: approx. 115.3 sq. metres (1241.3 sq. feet)



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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.

Hudson Moody
The Green
Poppleton
YO26 6DF

01904 600 000