



HUDSON
MOODY

Burn Cottage 62 The Village, Strensall, York YO32
5XA

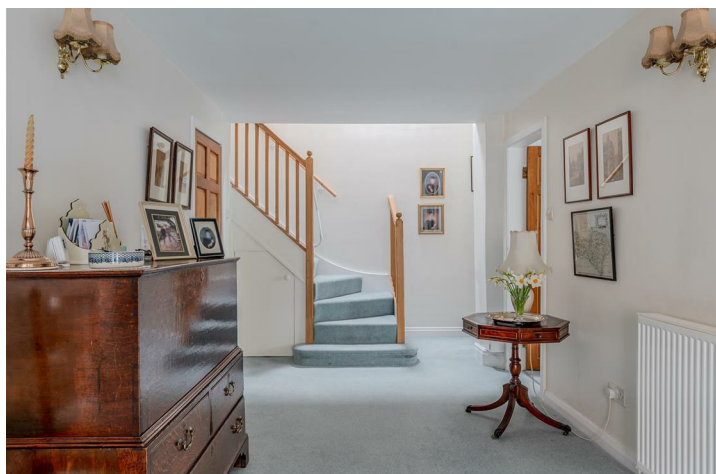
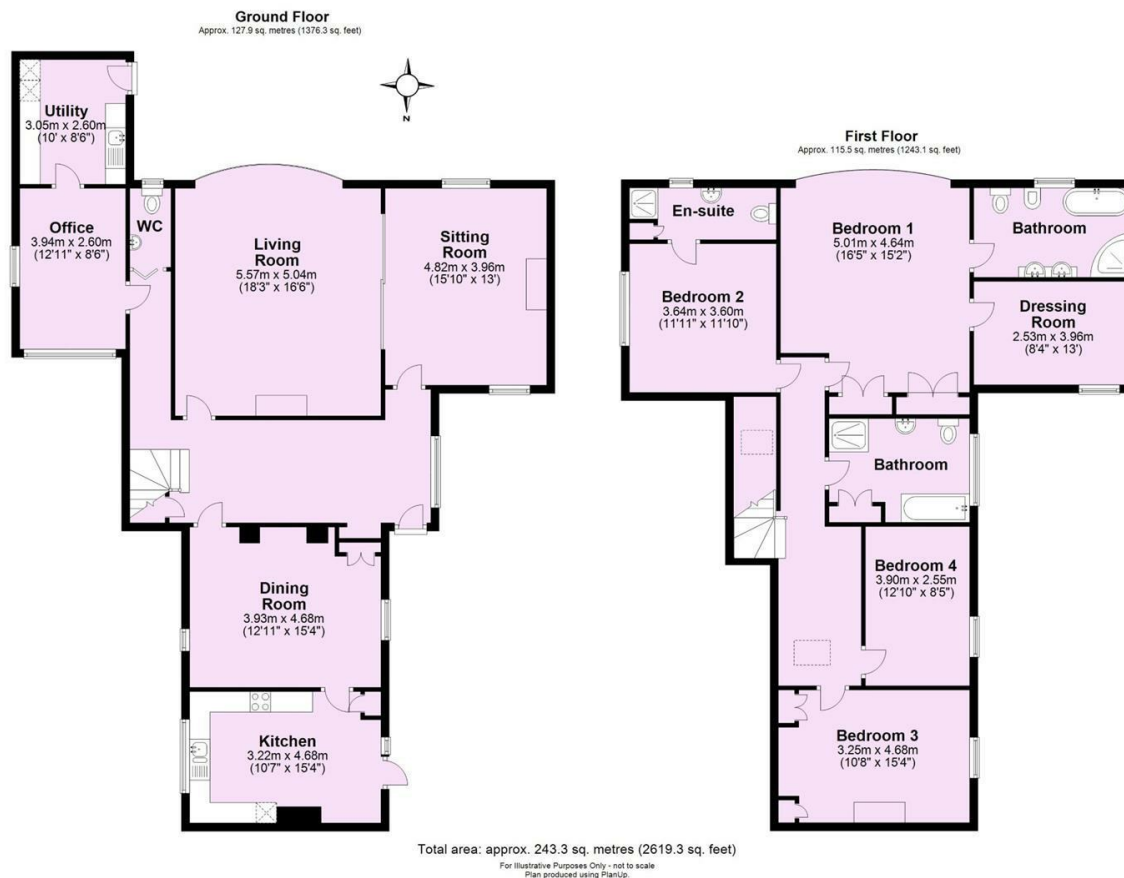
A DETACHED PERIOD HOME
offering extensive living
accommodation, beautiful south
facing gardens and double garage.
Situated in the village of Strensall,
Lying to the North of York.

- Impressive Detached Home offering over 2600 Sq Ft of accommodation
- Three Reception Rooms
- Beautifully Appointed Breakfast Kitchen
- Office, Utility Room and Ground Floor WC
- Superb Master Suite with Dressing Room and En-Suite
- Guest Bedroom with En-Suite
- Two Additional Double Bedrooms
- Period Features Throughout
- Landscaped Private Gardens
- Double Garage and Parking

Guide Price £750,000

Tenure: Freehold

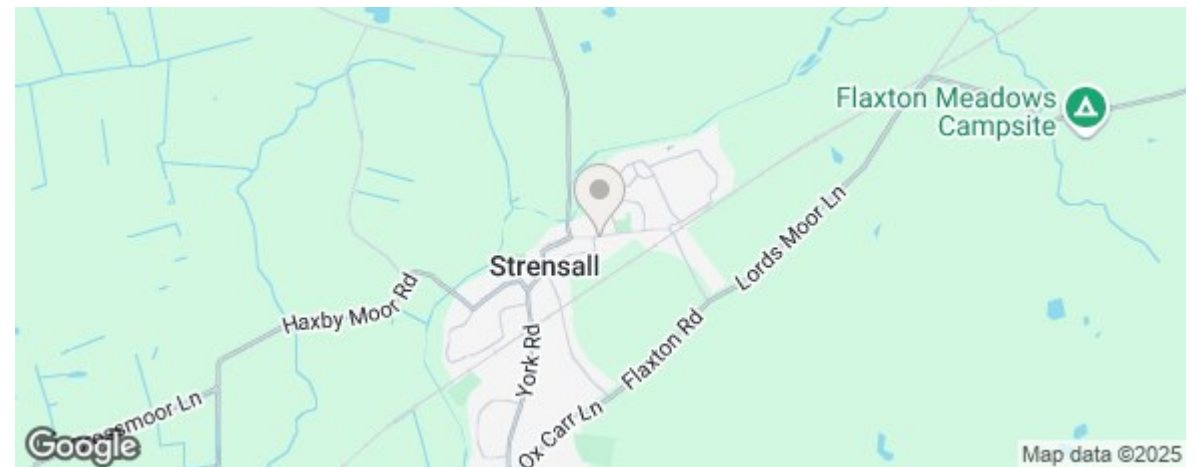
Council Tax Band: G







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		
	65	77
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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