



HUDSON
MOODY

2 Brunswick Close, Strensall, York YO32 5ZT

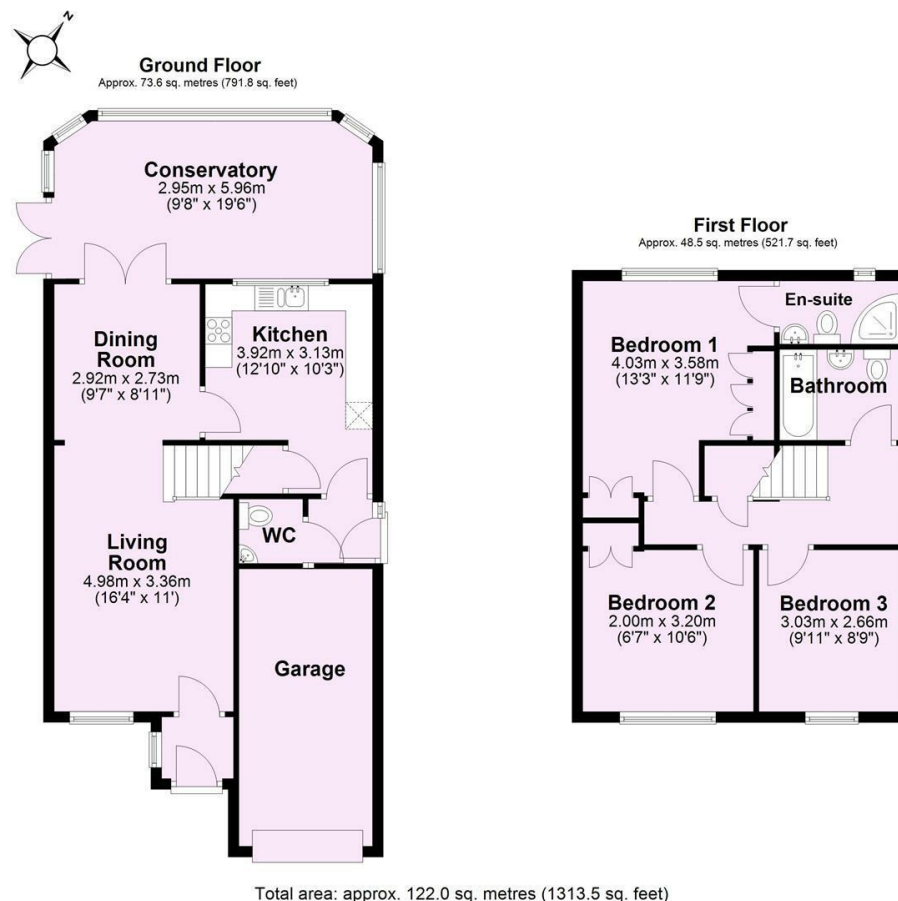
A superb three double bedroom detached family home, situated in a highly sought after cul-de-sac location, with the benefit of an attractive enclosed corner garden, a large full width conservatory and overlooking green space. The property is conveniently placed to access the local amenities the village has to offer to include infant/junior school and shops, the outer ring road and A64.

- Spacious Family Home
- Large Conservatory
- Main Bedroom En-Suite
- Attractive Enclosed Rear Garden
- Ample Off-Road Parking & Garage
- Lounge Opening To Dining Room
- Modern Kitchen
- Three Double Bedrooms
- Sought-After Cul-De-Sac Location
- Convenient Access To Local Amenities Including School & Shops

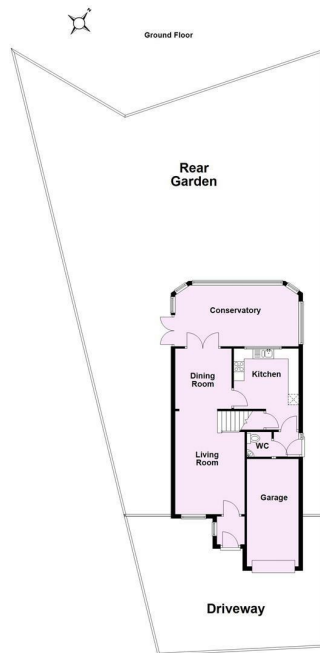
Offers In Excess Of £400,000

Tenure: Freehold

Council Tax Band: D







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.

**HUDSON
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