



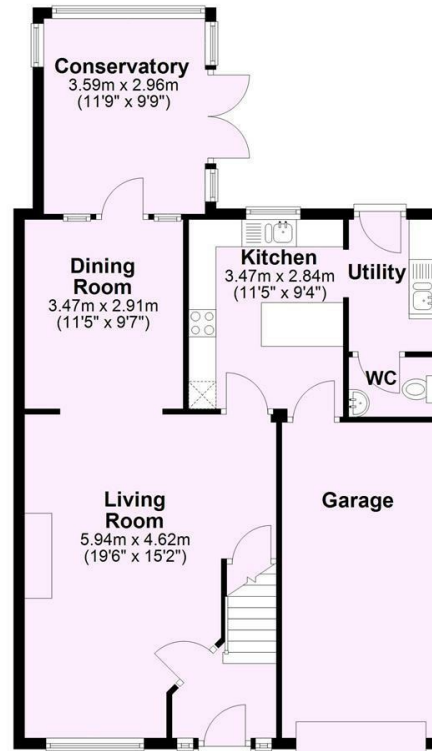
HUDSON
MOODY

The Cobbles, 4 Steadings Yard, Strensall, York YO32
5WT

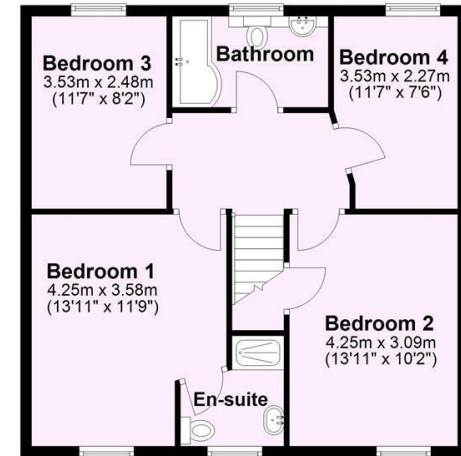
Situated in a unique courtyard setting is 'The Cobbles', a superb Hogg built four-bedroom, two-bathroom family home, presented to a high standard throughout. With attractive enclosed gardens, off-road parking and garage, the property is ideally located to access the wide-ranging village amenities to include, the highly regarded Robert Wilkinson Primary Academy and Huntington secondary school.

- Beautifully Presented Town House
- Pleasant Courtyard Setting
- Modern Shaker Style Breakfast Kitchen
- Well Appointed Living Room
- Utility and Ground Floor WC
- Master Bedroom with En-Suite
- Three Further Generous Bedrooms
- Family Bathroom
- Delightful, Well Maintained Rear Garden
- Close to Village Amenities and Convenient Access to Vangarde Shopping Park and the Ring Road

Ground Floor
Approx. 83.0 sq. metres (893.5 sq. feet)



First Floor
Approx. 61.7 sq. metres (663.6 sq. feet)



Total area: approx. 144.7 sq. metres (1557.1 sq. feet)

Offers In Excess Of £450,000

Tenure: Freehold

Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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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