



HUDSON
MOODY

90 Middlecroft Drive, Strensall, York YO32 5YQ

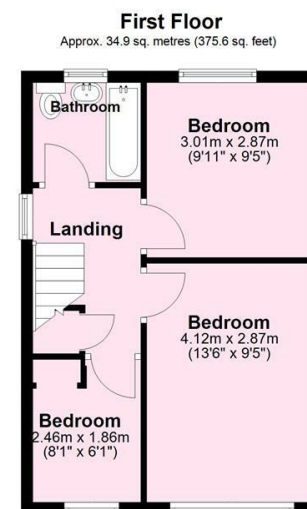
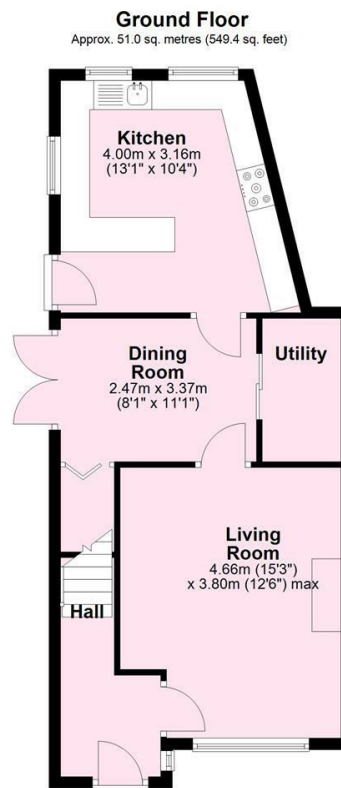
A superb modern three bedroom semi-detached home, with extended ground floor accommodation, creating a separate dining room and large breakfast kitchen. With generous gardens to three sides and ample off road parking, the property is ideally placed for the village amenities, the outer ring road and York City Centre.

- Spacious Extended Family Home
- Living Room With Recently Fitted Log Burning Stove
- Dining Room With Doors Opening To The Rear Garden & Study / Utility Space
- Generous Gardens To Three Sides
- Driveway Providing Ample Off-Road Parking
- Fully Boarded Loft Space With Window
- Recently Fitted Front & Rear Doors
- Fantastic Village Location With Local Amenities & Catchment For Good Schools
- Conveniently Placed For The Outer Ring Road, A64, Retail Parks & York City Centre
- Early Viewing Recommended

Guide Price £325,000

Tenure: Freehold

Council Tax Band: C



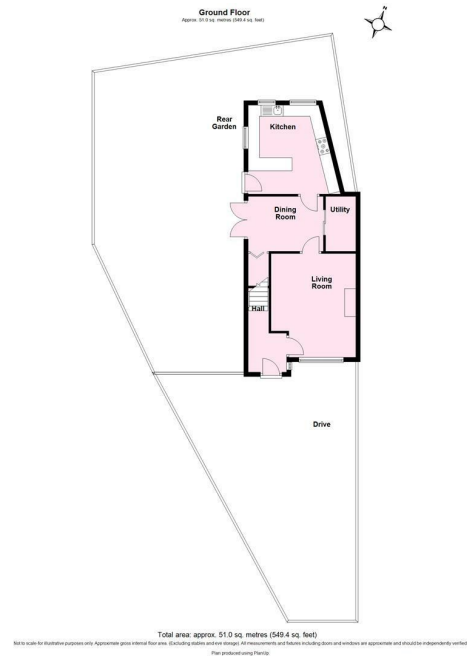
Total area: approx. 85.9 sq. metres (925.1 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com