
HUDSON
MOODY
1 Station Square, Strensall, York YO32 5ZL

A superbly presented two double bedroom semi-detached home, situated in an attractive courtyard setting and offering a delightful enclosed rear garden, excellent off-road parking and a fantastic garden bar.

- Spacious Semi-Detached home
- Modern Open Plan Dining Kitchen
- Quality Re-Fitted Bathroom
- Attractive Enclosed Rear Garden With Bar Area
- Sought After Courtyard Position
- Off-Road Parking For Two Cars
- Ideal Purchase For First Time Buyers
- Refurbished To A High Standard
- Close To Village Amenities
- Conveniently Placed For York City Centre, The Retail Parks & the A64

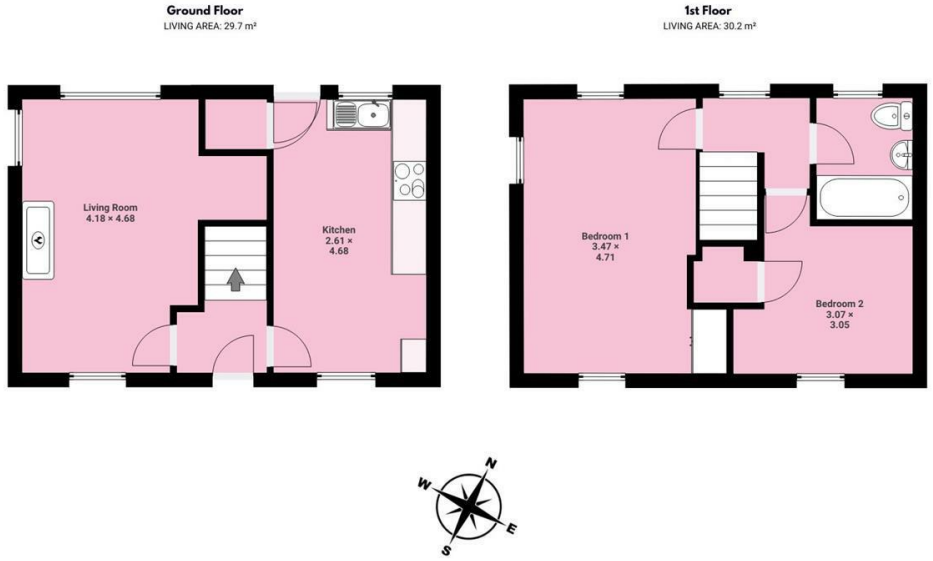
## Guide Price £250,000

## Tenure: Freehold

## Council Tax Band: B

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*TOTAL LIVING AREA: 59.8 m² (approx.)*




All measurements & appliances are approximated for display purposes. Fixtures, doors and windows are approximated.

They should be independently verified. Josh McDonald Apertures 2026
josh@jmapertures.co.uk











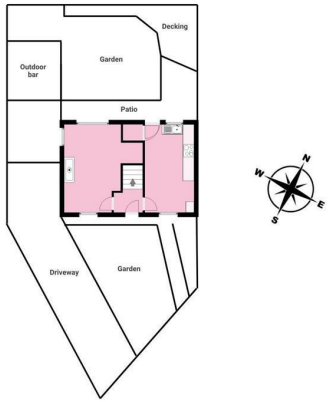




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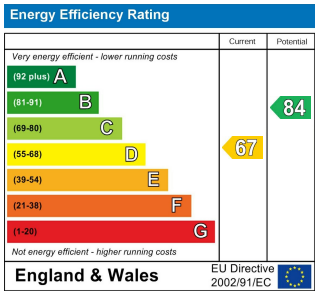
**PLOT LAYOUT**

AREA: 29.7 m² (approx. excluding external)




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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.


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