



HUDSON  
MOODY

9 Church Lane, Strensall, York YO32 5XU



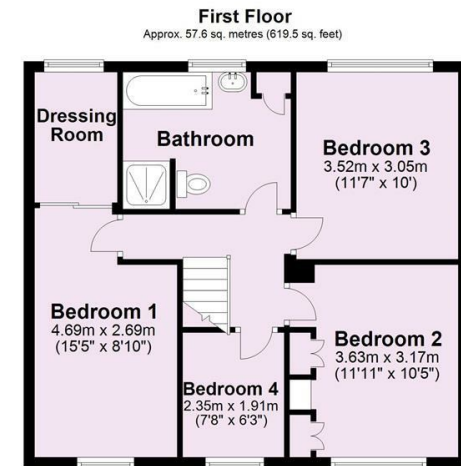
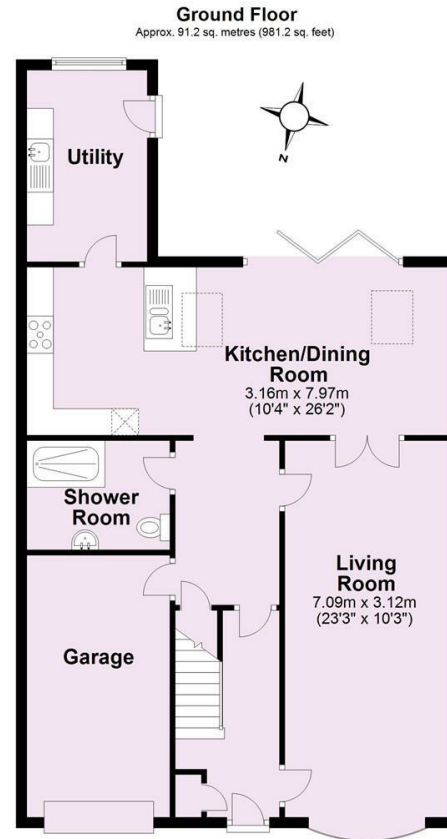
An extended MID-TERRACED HOUSE, situated on a quiet lane opposite St. Marys church in the popular village of Strensall lying within easy reach of York city centre and outer ring road.

- Extended Mid Terraced House
- Large Living Room
- Immaculate Kitchen/Diner with Bi-folding Doors
- Ground Floor Shower Room
- Separate Utility Area
- Master Bedroom with Dressing Area
- Two Further Double Bedrooms
- Study/Box Room
- Private Lawned Garden
- Integral Single Garage & Parking

**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: C**



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.





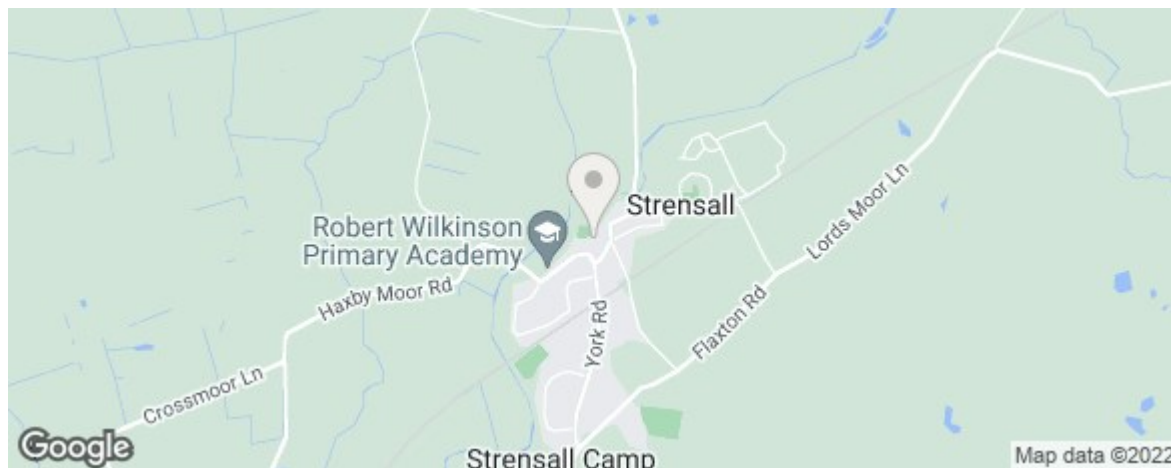






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.
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