



3 The Sidings, Strensall, York YO32 5WJ

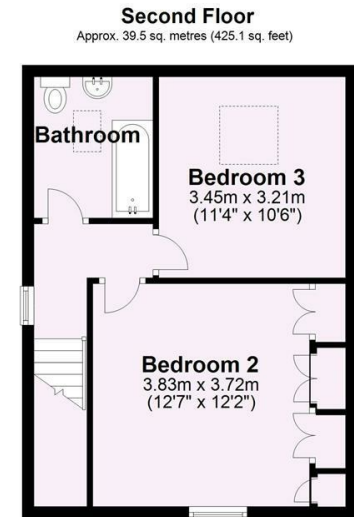
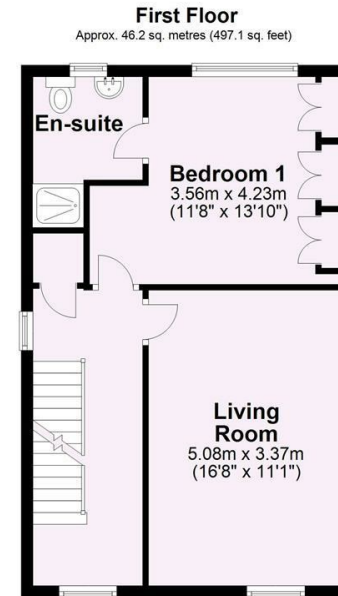
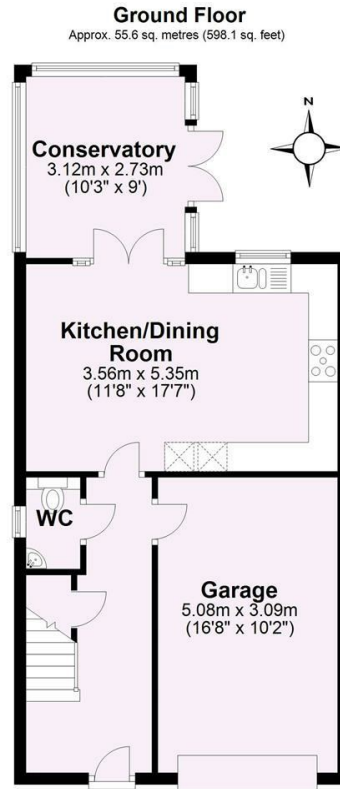
A modern three storey SEMI-DETACHED TOWNHOUSE with integral garage, situated in the popular VILLAGE OF STRENSALL that lies close to the York outer ring road providing easy access to the city and within easy reach of the A64 serving the motorway network.

- Modern Townhouse
- Village Location
- Dining Kitchen. Conservatory
- Integral Garage
- First Floor Living Room
- Master Bedroom with En-Suite
- Three Double Bedrooms
- House Bathroom
- Lawned Gardens
- Local Shops and Facilities

Guide Price £375,000

Tenure: Freehold

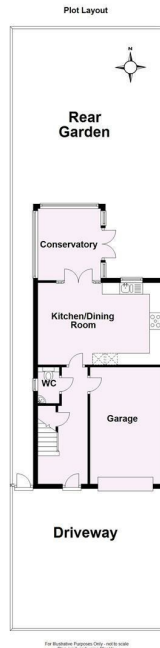
Council Tax Band: E



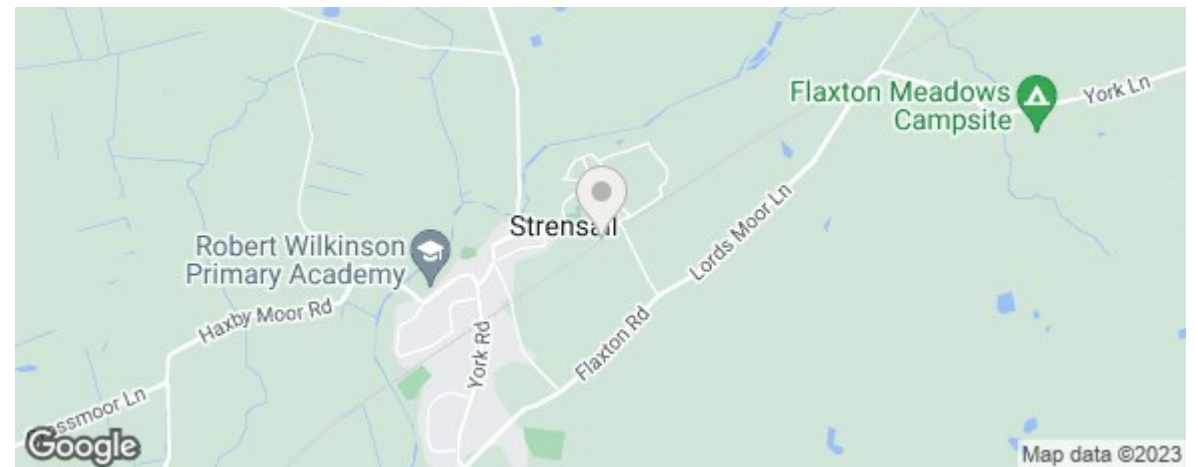
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(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	



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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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