



HUDSON
MOODY

17 Humber Drive, Strensall, York YO32 5UY

A superb three bedroom semi-detached family home, with two allocated parking spaces, private garden, surrounded by green space and with Strensall Common on the doorstep.

- Superb Family Home
- Strensall Common On The Doorstep
- Open Plan Dining Kitchen
- Two Allocated Parking Spaces
- Improved By The Current Owners To Include: Boiler, Radiators, Lighting & Internal Doors
- Enclosed Rear Garden
- Wide Ranging Strensall Amenities Close By
- Conveniently Located For The Outer Ring Road, A64 & York City Centre
- High Standard Of Presentation Throughout & Guest WC
- Surrounded By Green Space

17 Humber Drive

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft
 Outhouse = 2.4 sq m / 25 sq ft
 Total = 86.8 sq m / 933 sq ft

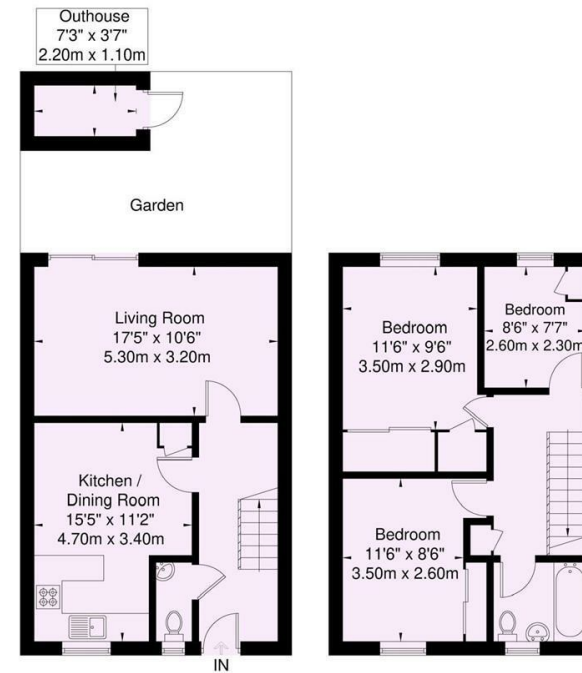


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Offers Over £250,000

Tenure: Freehold

Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
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.

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