



HUDSON  
MOODY

238 Strensall Road, Earswick, York YO32 9SW

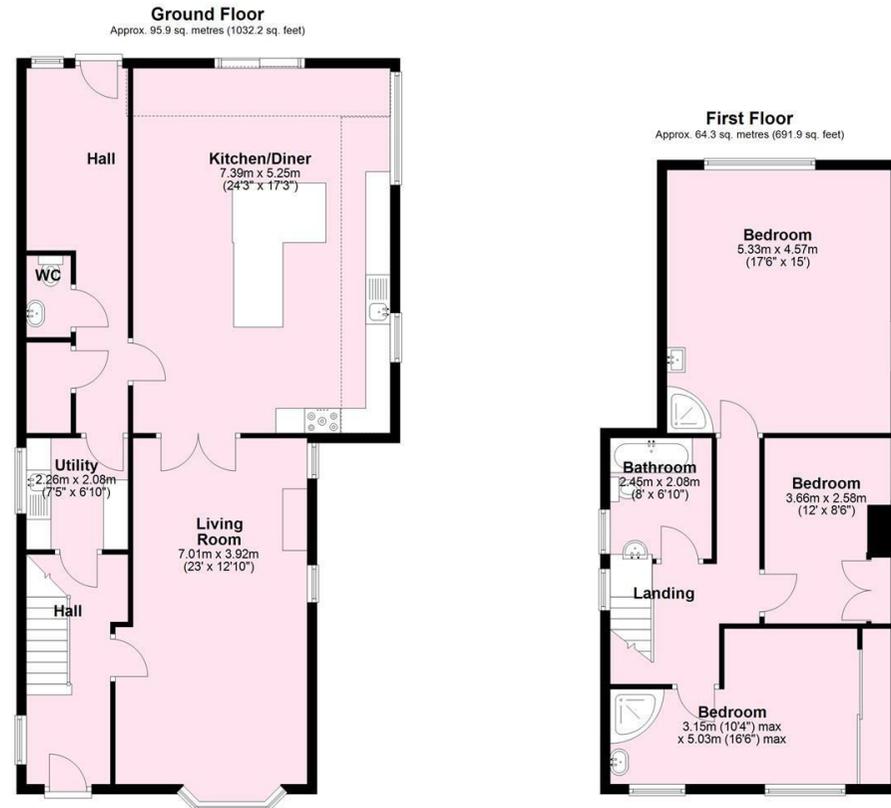
238 Strensall Road is a unique three double bedroom detached family home, set within approx. THREE ACRES of land, with a separate, fully self-contained one bedroom barn conversion, a double garage with attached office space, parking for a number of vehicles and a paddock to the rear of just under 2 acres.

- Set In Just Under 3 Acres Of Land
- Approx. 2 Acre Grass Paddock With Wildlife Pond & Private Woodland
- Large Three Bedroom Family Home, With Separate Self Contained One Bedroom Detached Barn Conversion
- Double Garage With Electric Roller Doors & Adjoining Office
- Superb Open Plan Modern Kitchen / Dining / Living
- Attractive Private Garden With Seating Areas & Fish Pond With Water Feature
- Parking For A Number Of Vehicles
- Situated between Earswick & Strensall
- A Truly Unique Opportunity
- Convenient Access To The Outer Ring Road, The A64 & York City Centre

**Offers In Excess Of £800,000**

**Tenure: Freehold**

**Council Tax Band: E**



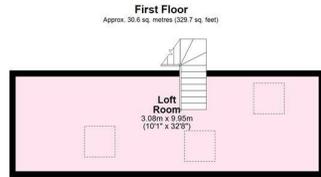
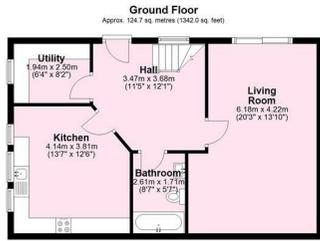
Total area: approx. 160.2 sq. metres (1724.0 sq. feet)

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.

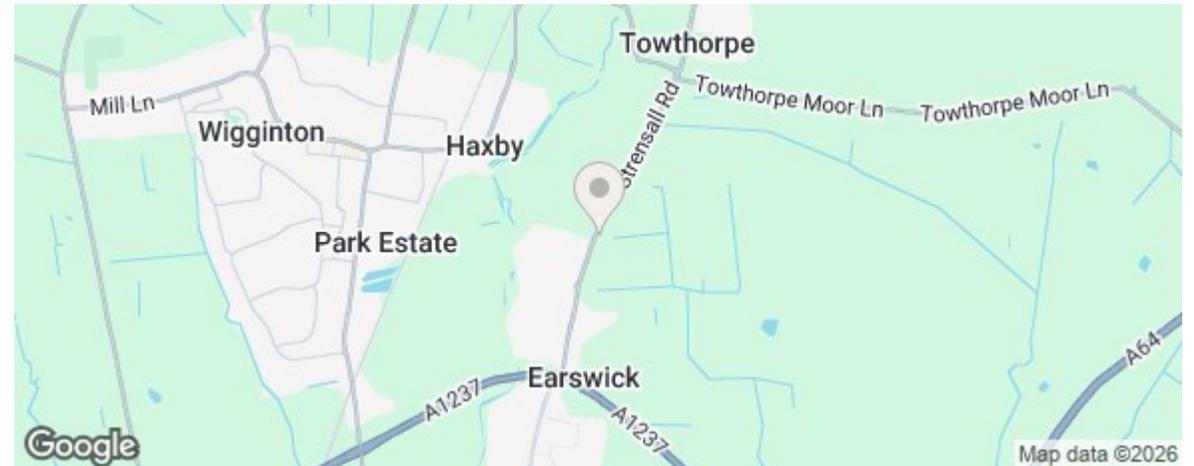
Plan produced using PlanUp.







Total area: approx. 155.3 sq. metres (1671.7 sq. feet)  
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and area storage). All measurements and figures including doors and windows are approximate and should be independently verified.  
Plan produced using PlanIt3.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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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**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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