



## 10 Oak Tree Close, Strensall, York, Yorkshire, YO32 5TE

Dressing Room | Two Ensuities | 31.9 ft Open Plan Dining Kitchen | Neff Integrated Appliances | Lounge With Cinema Screen | Study | Hot Tub | Family Room Overlooking Rear Garden | No Chain

- Beautiful Detached Family Home
- Dressing Room to Master Bedroom
- Council Tax Band F
- No Onward Chain
- Five Double Bedrooms
- Freehold Property
- Cinema Screen In Lounge
- Two Ensuities
- EPC Rating C
- 31.9 ft Open Plan Kitchen/Diner

**£725,000**

Jigsaw Move proudly presents this stunning detached family home on Oak Tree Close in the sought-after location of Strensall, York. Boasting five bedrooms, two en-suites and three reception rooms, this property offers ample space with 2358 sq ft perfect for a growing family or those who love to entertain.

Situated in the catchment area for the esteemed Robert Wilkinson Primary Academy and Huntington Secondary School, this home is perfect for those with children. Additionally, its proximity to major transport links makes commuting to York City Centre, Harrogate, and Leeds a breeze.

Upon entering, you are greeted by a spacious hallway leading to a 31.9 ft open plan kitchen dining room, a cosy lounge with cinema screen and surround sound, a versatile family room overlooking the rear garden, and a convenient study offering versatility and the opportunity to create the perfect setting for relaxing, socialising, or working from home. The property also features a downstairs cloakroom and a utility room situated in the integral garage for added convenience.

The master bedroom comes complete with an en-suite bathroom and a dressing area, while a guest bedroom also benefits from its own en-suite. Three additional bedrooms and a family bathroom provide plenty of space for the whole family. There is no shortage of private retreats for all family members to enjoy.

Outside, the property boasts front and rear gardens with provisions for a hot tub, a double garage, and a generous driveway with parking for four vehicles. The recently fitted kitchen houses all Neff integrated appliances which include coffee machine, venting induction hob, two ovens and microwave. The property also benefits from uPVC double glazing, gas central heating, and alarm system to add to the comfort and security of this home.

Located just 5.7 miles from York's city walls and 2.2 miles from the outer ring road, Oak Tree Close offers a perfect blend of suburban tranquillity and easy access to urban amenities. With Strensall Common and York Golf Club nearby, outdoor enthusiasts will find plenty to explore.

Don't miss the opportunity to view this exceptional property offered with no onward chain. Schedule a viewing today to fully appreciate the spacious accommodation and prime location that this home has to offer.

## GROUND FLOOR ACCOMMODATION

### Entrance Hallway

Entrance Hallway featuring two single radiators, staircase to the first floor accommodation, under stairs cupboard and double doors to the kitchen/dining room.

### Kitchen/Dining Room 10'0" x 31'9" (3.070m x 9.699m)

Beautifully spacious open plan kitchen and dining room featuring a matching range of wall and base units including central island with granite work surfaces and featured lighting, one and a half sink with mixer Quooker tap and drainer, Neff integrated appliances: two ovens, vented induction hob, coffee machine, microwave & wine cooler, integrated dishwasher, integrated fridge and freezer, Quooker tap, full height vertical radiator, open access to the family room, two double radiators, TV aerial socket, storage cupboard and two double glazed windows to the rear elevation.

### Lounge 17'10" x 12'0" (5.442m x 3.675m)

Lounge featuring fireplace with gas fire, TV aerial socket, surround sound and cinema screen, three double radiators and double glazed bow window to the front elevation.

### Family Room 11'0" x 23'1" (3.356m x 7.054m)

Family Room featuring housed TV unit, fireplace with electric fire, double radiator, vertical radiator and two double glazed windows to the rear elevation.

### Study 10'8" x 9'7" (3.260m x 2.939m)

Study featuring double radiator and built in storage cabinets and book shelves and double glazed window to the front elevation.

### Utility Room 5'9" x 6'11" (1.757m x 2.130m)

Utility Room featuring a matching range of wall and base units, sink with mixer tap, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, door to the garage and double glazed opaque window to the rear elevation.

### Downstairs W.C 3'7" x 6'8" (1.108m x 2.051m)

Downstairs W.C featuring dual flush w.c, hand wash basin with mixer tap in vanity unit, two ceiling spotlights, tiled walls, tiled flooring and double glazed opaque window to the front elevation.

## FIRST FLOOR ACCOMMODATION

### Stairs & Landing

Stairs & Landing featuring balustrade, single radiator and double glazed window to the front elevation.

### Master Bedroom & Dressing Area 16'5" x 9'6" (5.006m x 2.918m)

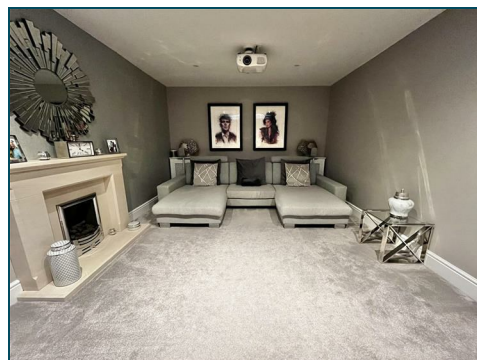
Master Bedroom featuring two single radiators, dressing room area with a range of high quality fitted wardrobes, four ceiling spotlights, en-suite and double glazed window to the front elevation.

### En-suite 3'8" x 8'5" (1.121m x 2.569m)

En-suite featuring double shower, dual flush w.c, hand wash basin with mixer tap, heated towel rail, electric shaver point, extractor fan, tiled walls, tiled flooring and double glazed opaque window to the rear elevation.

### Bedroom Two 14'2" x 11'10" (4.322m x 3.621m)

Double Bedroom featuring double radiator, en-suite and double glazed window to the rear elevation.



**En-suite 4'6" x 5'11" (1.388m x 1.813m)**

En-suite featuring corner shower, dual flush w.c, hand wash basin with mixer tap, tiled walls, tiled flooring, electric shaver point and extractor fan.

**Bedroom Three 14'7" x 10'10" (4.463m x 3.320m)**

Double Bedroom featuring double radiator, TV aerial socket and double glazed window to the rear elevation.

**Bedroom Four 11'5" x 12'1" (3.495m x 3.705m)**

Double Bedroom featuring double radiator and double glazed window to the front elevation.

**Bedroom Five 8'11" x 6'7" (2.726m x 2.028m)**

Bedroom featuring two single radiators and two double glazed windows to the rear elevation.

**Family Bathroom 6'1" x 8'11" (1.867m x 2.726m)**

Family Bathroom featuring Jacuzzi bath with mixer tap, shower cubicle, hand wash basin with mixer tap, dual flush w.c, five ceiling spotlights, tiled walls, tiled flooring, five ceiling spotlights, extractor fan, electric shaver point and double glazed opaque window to the side elevation.

**EXTERIOR****Front**

To the front elevation is a laid to lawn garden with border hedge and driveway to the garage and front elevation.

**Rear**

To the rear elevation is a fully enclosed garden featuring laid to lawn, two decking areas and Hot Tub (negotiable).

**Garage**

Double garage featuring electric up and over door, light and power.

**WINDOWS**

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

**VIEWINGS**

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

**PROPERTY DETAILS**

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

**OPENING HOURS**

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

**MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

**MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

**HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**COUNCIL TAX**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

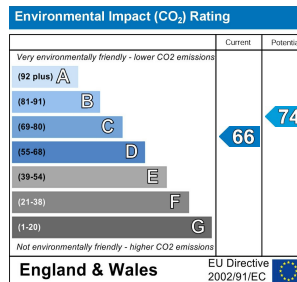
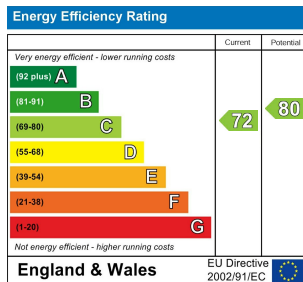
**Note**

This property is owned by somebody with a relation to Jigsaw Move.





Total area: approx. 235.1 sq. metres (2531.0 sq. feet)



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