



## Foss Bank Farm, Strensall Road, Earswick, York £900,000

Offering over 2300 sq. ft. of internal living accommodation, The Granary is a wonderfully designed family home positioned within this exclusive development first built in 2020. The property benefits from a stunning open plan living kitchen and four double bedrooms in this highly sought-after village location.



## Accommodation

Upon entering the property is a good-sized entrance hall which has access through into the living kitchen.

The living kitchen is of a generous size with ample storage space provided via both base and wall units. There is also an L-shaped central island offering additional storage space. Both the preparation surfaces and the island have feature quartz worktops. There are a range of integrated appliances including two electric ovens, two combination microwave ovens, 5 ring induction hob with extractor fan over, wine cooler, dishwasher and space for an American style fridge/freezer. The kitchen has two sets of French doors which allow light to flow into the room.



Accessed off the kitchen is a useful utility room which has further storage space as well as space for a washing machine and drier. There is also a useful access door leading out to the rear.

The sitting room is of a generous size with feature timber ceiling beams and a wonderfully designed Oak window to the front elevation. Positioned centrally, is the log burning stove with timber surround and brick inlay which acts as the focal point of the room.

The downstairs accommodation is completed by a convenient WC and good-sized home office.



A turned oak staircase from the entrance hall leads up to the spacious first floor landing. The property has four well-proportioned double bedrooms with bedroom one having a stunning ensuite bathroom which is fully tiled and comprises a four-piece suite including bathtub, corner shower cubicle, low flush WC and wash hand basin.

Bedrooms two and three share a modern Jack and Jill shower room with bedroom two having a Juliet balcony allowing for picturesque views of the rear garden and beyond.

The house bathroom predominately serves bedroom four and comprises a three-piece suite including bathtub with shower head over, low flush WC, wash hand basin with mixer tap and heated towel rail.



To the outside the property has a good-sized wrap around garden which is predominately laid to lawn with patioed areas. There is also ample off-street parking and an integral double garage with electric doors and power connected. The garage also has an access door which leads into the property's entrance hall.

## Location

Earswick is a sought-after location that combines semi-rural tranquility with easy access to city amenities. The River Foss meanders through the green fringes of this pretty village, situated just four miles north of the centre of York. The nearby outer ring road offers access to the Leeds/Scarborough A64 and the Thirsk/Teesside A19. Everyday shopping needs are well served at nearby Strensall and Huntington. The shopping centres at Clifton Moor, Monks Cross and Vangarde are less than two miles away.

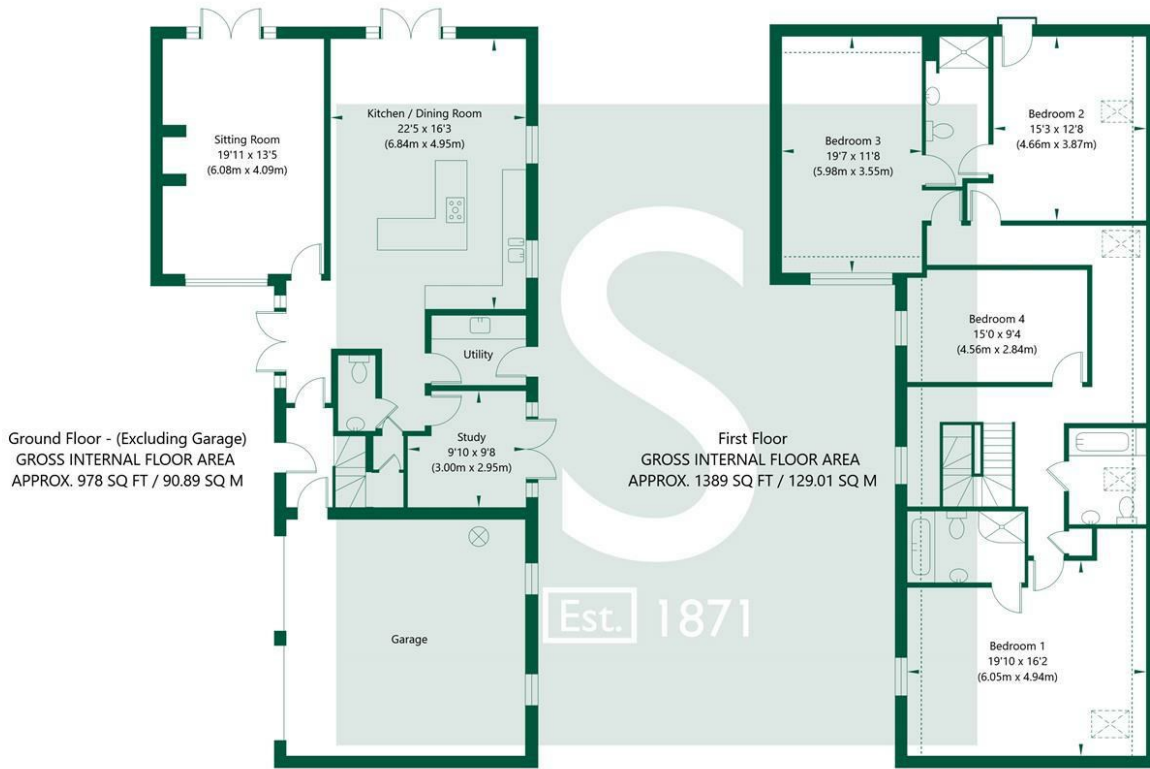
## Agents Note

We believe that the property is connected to mains water & electric and there is a Klargester system for drainage.

The property has planning permission approved for a single storey extension to the kitchen. Further details can be found on the City of York Council planning portal using the reference 22/01586/FUL.



Foss Bank Farm, Strensall Road, Strensall, York, YO32 9SW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2367 SQ FT / 219.9 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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