



Southfields Road, Strensall, York £525,000

A generously sized detached family home in this highly sought-after village location positioned on a large plot with ample scope to extend, subject to planning permission, and which is crucially available for sale with no forward chain.



The property is accessed via a uPVC double glazed door into the porch and through into the spacious entrance hall which benefits from useful understairs storage.

The sitting room is dual aspect in design allowing for a light, airy feel. There is a convenient access door leading out to the rear garden and a feature open fireplace acting as the focal point of the room.

The kitchen has a combination of base and wall storage units with laminate preparation surfaces. There is a sink and tiled splashbacks as well as a Zanussi oven and space for a washing machine, dishwasher and fridge. Towards the front of the kitchen is space for a freestanding dining table. Through the kitchen is a side entrance porch which also has space for washing provisions.



A good sized dining room with a large uPVC window to the rear elevation and serving hatch into the kitchen completes the downstairs living accommodation.

A turned staircase from the entrance hall leads up to the first floor living accommodation. The property has four well-proportioned bedrooms with bedrooms one, two and three all being double in size with fitted wardrobes. Bedroom one also has a wash hand basin.



The property has a fully tiled shower room with corner shower cubicle, bidet and wash hand basin. There is also a separate WC.

To the outside the property has ample off street parking to the front as well as having an 'up and over' door into the tandem garage which has power connected and two side access doors.

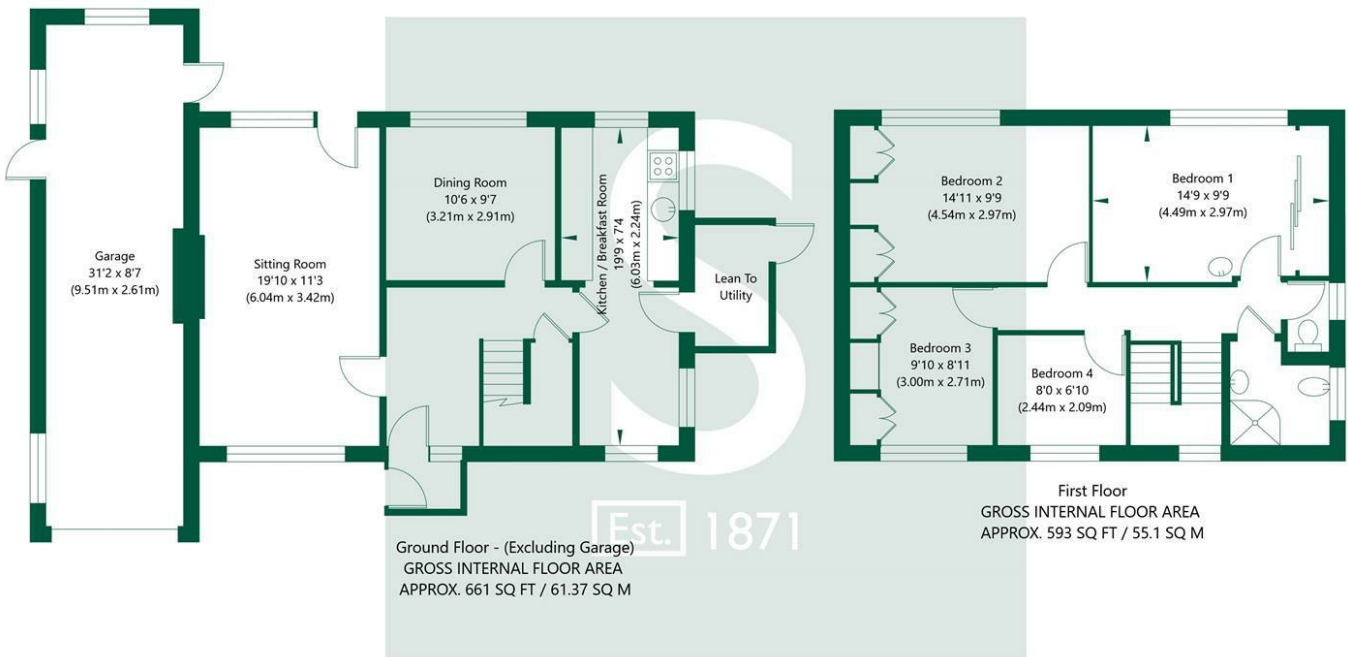


The rear garden is substantial in size with large lawned areas and mature borders. There is a timber shed for storage and a former vegetable patch. The garden offers buyers scope to extend the property subject to the necessary planning permissions.

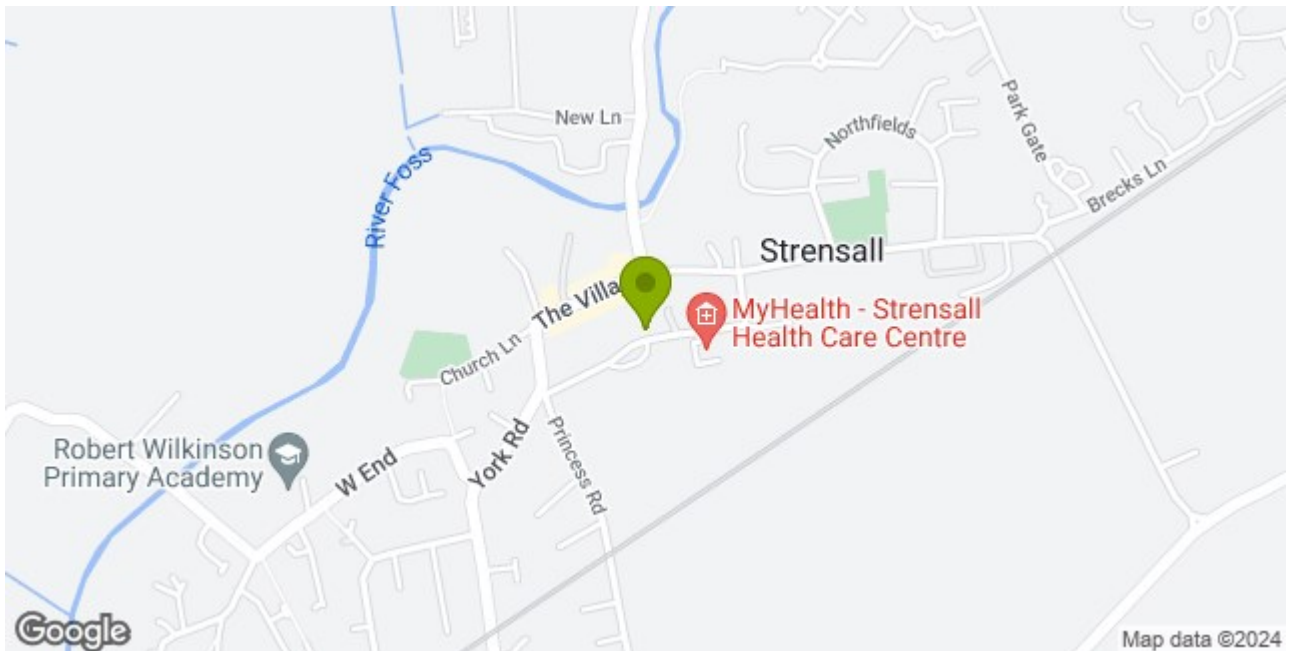
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Southfields Road, Strensall, York, YO32 5UA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1254 SQ FT / 116.47 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

