

# property details **approval form**

12 Wood Close, Strensall, York, North Yorkshire, England, YO32 5YH

**Date:** 23 December 2025

**Property Ref and Version:** HAX106126 - 0007

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £400,000

Tenure: Freehold

## >> **key features**

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- > Guide Price 400000 - 425000
- > Detached Property
- > Tax Band D
- > 4 Bedrooms
- > Garden front and rear
- > Close to local amenities
- > EPC Rating: D

## >> **short description**

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A Four-Bedroom Detached House in a Sought-After Location.

We are delighted to present this spacious four-bedroom detached property ideally situated in a highly desirable area close to local amenities

## >> **long description**

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A Four-Bedroom Detached House in a Sought-After Location.

We are delighted to present this spacious four-bedroom detached property, ideally situated in a highly desirable area close to local amenities. This well-maintained home offers comfortable family living with a range of attractive features.

The accommodation comprises a modern, fully fitted kitchen, a bright and airy second reception room, and a generous living space upstairs with 4 bedrooms and the property also benefits from a well-appointed family bathroom.

Externally, the home boasts both front and rear gardens, providing ample outdoor space. Additional features include a garage and a private driveway with parking for two vehicles.

This property represents an excellent opportunity for those seeking a quality home in a convenient and pleasant location.

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## >> **directions**

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Please see below map, or for further information please contact the residential sales team on 01904 769991.

## >> **Agent Note**

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## >> room description

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### **Entrance Hall**

Front Door and 1 Radiator

### **Cloakroom**

Window to the side aspect

WC and Sink

1 Radiator

### **Lounge**

2 Windows to the front aspect of the property.

Electric log burner and 2 radiators

### **Dining Room**

Double doors to the back aspect of the property.

2 Windows to the back aspect of the property.

1 Radiator

### **Kitchen**

Window to the side aspect of the property.

Wall and base units

Oven, Hob, Fridge/Freezer, Dishwasher and Microwave

Built in Cupboard

1 Radiator

### **Landing**

window to the side aspect of the property

### **Bedroom 1**

Window to the front aspect of the property and 1 radiator.

### **Bedroom 2**

Window to the back aspect of the property.

1 radiator

### **Bedroom 3**

Window to the front aspect of the property and 1 radiator.

### **Bedroom 4**

Window to the back aspect of the property and 1 radiator.

### **Bathroom**

Window to the side aspect of the property

Bath, Sink and WC

1 Radiator

**Your William H Brown office:** 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT

**T** 01904 769991 **E** Haxby@williamhbrown.co.uk

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## >> **room description**

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## >> **room description**

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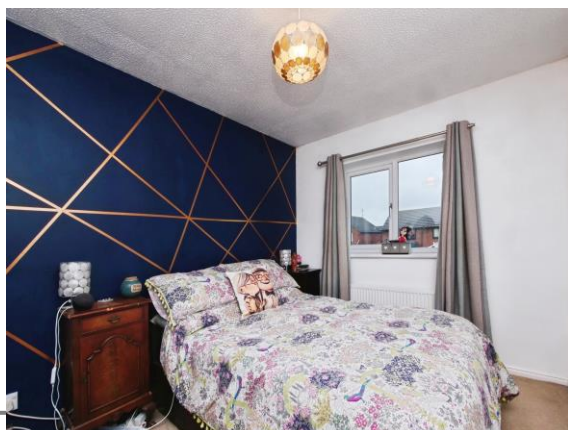
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## >> **property images**



**Your William H Brown office:** 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT

**T** 01904 769991 **E** [Haxby@williamhbrown.co.uk](mailto:Haxby@williamhbrown.co.uk)



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## >> **property images**

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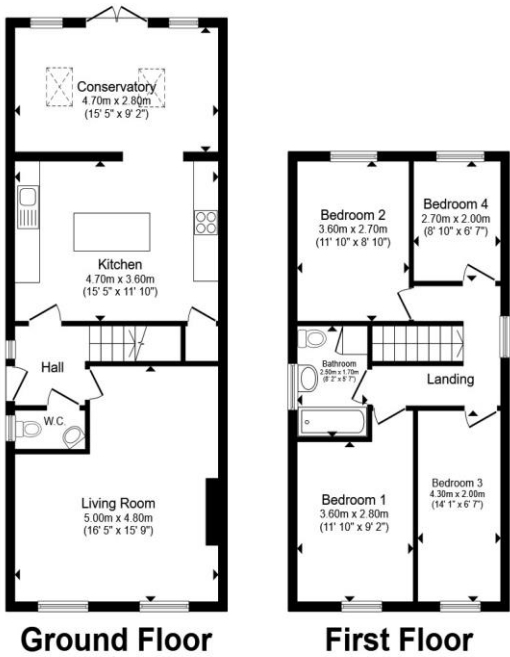
**> > property images**

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## >> floor plan



Total floor area 111.7 m<sup>2</sup> (1,203 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature		Date
Sarah Ezard		
Mr A.J. Bennett		