



Strensall Road, York Asking Price £1,000,000

**** STUNNING GARDENS ****

A rare opportunity to acquire this 6 bedroom, 3 storey semi-detached period cottage set within this incredible plot with extensive gardens, and featuring a superb breakfast kitchen and master bedroom suite.



Foreword

A unique opportunity to acquire this period semi-detached cottage, full of charm and character, set on an outstanding plot with rear gardens stretching to approximately 100m in length.

The property offers quick and easy access to both the city centre of York as well as the A1237 York Outer Ring Road and offers substantial family living accommodation set across 3 floors.

The property has retained a wealth of its original period features with a contemporary finish, with scope for further expansion and improvement.

Accommodation

Internally, the property is entered at the front into a spacious reception hall, having a feature tile flooring and turn staircase leading to the first floor accommodation with spindle balustrade and handrail. The hall includes a contemporary radiator and picture rail.

There is a built-in under stairs cloakroom having a low flush W.C. and wash hand basin set in a vanity surround.

The principal reception room is a spacious lounge located at the front of the house, with a period fireplace with cast iron basket grate set on a Quarry tile hearth. There is a bay window to the front elevation with a rear aspect looking out onto the gardens.

The lounge includes low level storage cupboards and television stand, twin radiators, and a television aerial point.

There is a separate snug/reading room, again located at the front of the property with a bay window to the front elevation.

The snug also has a range of display shelving as well as original low level storage cupboards, radiator, exposed beam ceiling and television aerial point.

Without doubt one of the feature rooms of the property is the open plan breakfast kitchen, which is positioned at the rear of the house with an aspect across the patio and gardens beyond. The kitchen is by Peter Thompson and has a range of built-in maple base units with Granite worktops and inset double bowl Belfast sink unit. There is a matching range of high level storage and display cupboards with Granite upstands. There is a built-in NEF electric oven and grill with 4 point gas hob unit and extractor canopy. The kitchen features a built-in NEF dishwasher and central serving island.

There is ample space for a dining table, as well as a feature fireplace with cast iron basket grate. French doors lead out onto the rear garden and in addition, there are twin contemporary radiators, floor to ceiling original cupboard, double glazed Velux roof light, ceiling down lighters and tile flooring.

Positioned to the rear of the kitchen is generous utility room, which has an additional range of built-in storage cupboards with laminated worktop and stainless steel sink unit. The utility room houses the Ideal gas fired central heating boiler and provides space for a fridge freezer, as well as plumbing for a washing machine. There is a single radiator and side entrance door.

The first floor landing services the entirety of the first floor accommodation and includes a picture rail and thermostatic control panel. The original fifth bedroom has been skillfully converted to create a staircase leading to the second floor conversion.

The master bedroom is located at the front of the house and includes a double radiator and mounted shelving. There is a walk-in dressing room with open fronted wardrobe which in turn leads through into an ensuite shower room which has a low flush W.C. wash hand basin and bidet, all set in a vanity surround. The ensuite includes a double fronted shower cubicle with handheld and waterfall shower attachments and ¾ height tiled splashbacks. Heated towel rail and ceiling down lighters.

On the first floor are 3 further generous double bedrooms; bedroom 2 having double and single fronted wardrobes and a wash hand basin set in a vanity surround.

Bedrooms 2 and 3 include casement windows and radiators. Bedroom 4 is currently used as a working study with fibre broadband to the property.

The first floor accommodation is completed by a house bathroom, which has a low flush W.C. wash hand basin set in a vanity surround and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also houses the airing cupboard with hot water cylinder.

To the second floor are 2 double bedrooms forming part of the skilful loft conversion and are accessed from the second floor landing with exposed beam ceiling and recessed eaves storage.

Both the second floor bedrooms include double glazed Velux roof lights and radiators.

To The Outside

The property is accessed directly off Strensall Road onto a gravelled front hardstanding and turning bay which provides off street parking for numerous vehicles. The driveway also gives access to the integral single garage which has a timber garage door, light, and power.

Directly to the front of the property is a period covered storm porch with Quarry tiled base. There is a flagged and block paved pathway which runs centrally to a secondary pedestrian gated access on Strensall Road. The front garden is enclosed to all sides by hedge lined boundaries. A wrought iron gate leads down the side of the property through into the rear.

Running full width across the rear elevation is a flagged sun patio which provides ample space for garden furniture, being ideal for outside entertaining.

The outstanding feature of the property, are its mature rear gardens which have been expertly landscaped and maintained over many years to create a stunning environment for families and those who enjoy landscape gardening.

The garden is separated off into numerous parts with an initial lawn which snakes through a wildflower garden into a secondary lawn with central hedges.

There is a flagged hardstanding, with greenhouse, situated halfway and thereafter the garden continues again through an area of lawn through into a rear orchard before finishing with a fruit garden.

The gardens are lined with planted borders and the entirety of the gardens are private and enclosed by hedge fence lined borders.

The property represents a once in a generation opportunity, and an early inspection of both the internal and external accommodation is strongly recommended to appreciate the quality on offer.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D - Valid unit 06.05.2035

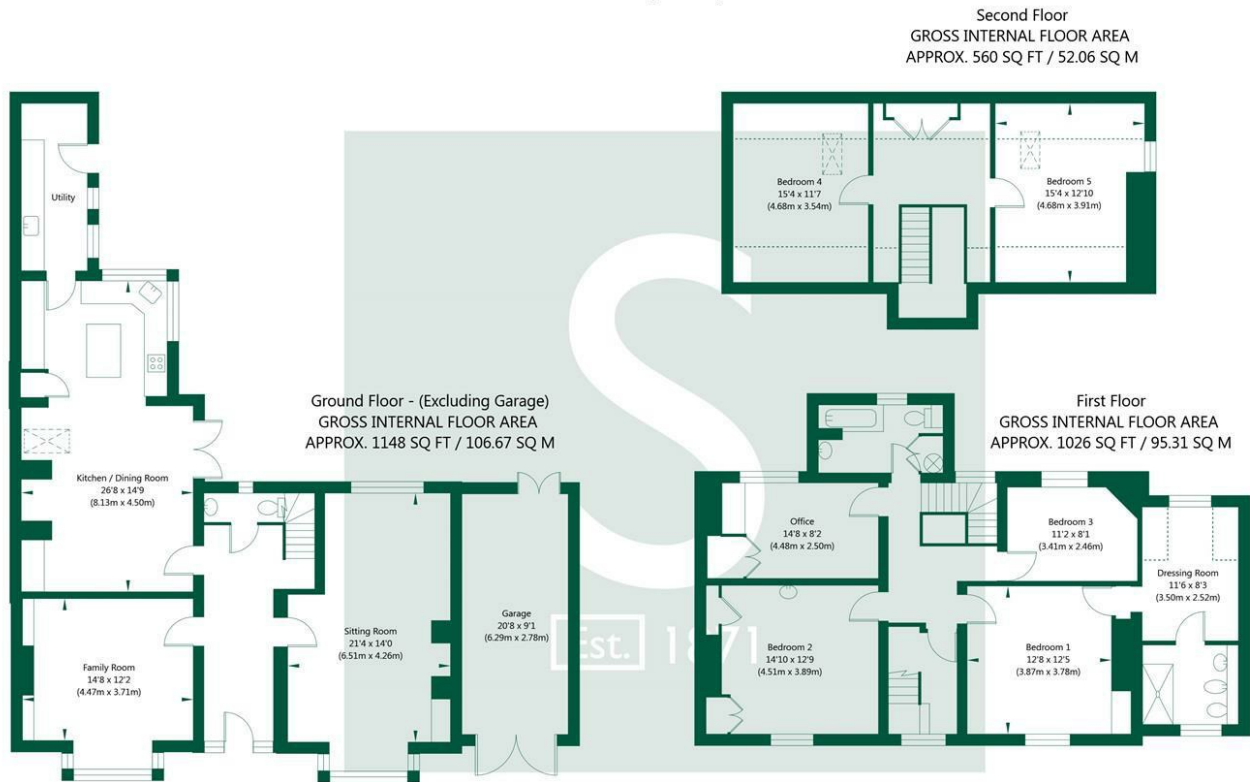
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

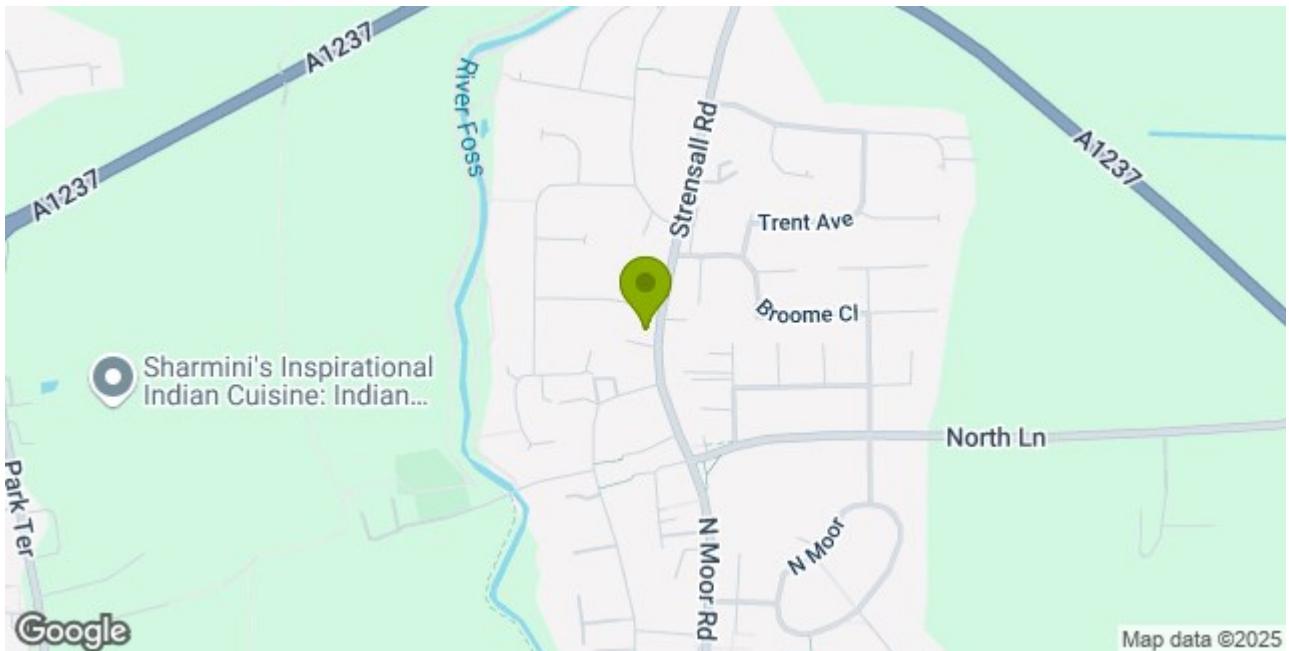
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Strensall Road, York, YO32 9RF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2734 SQ FT / 254.04 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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