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17 Firbank Close, Strensall, York, YO32 5YJ

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Guide Price £267,500

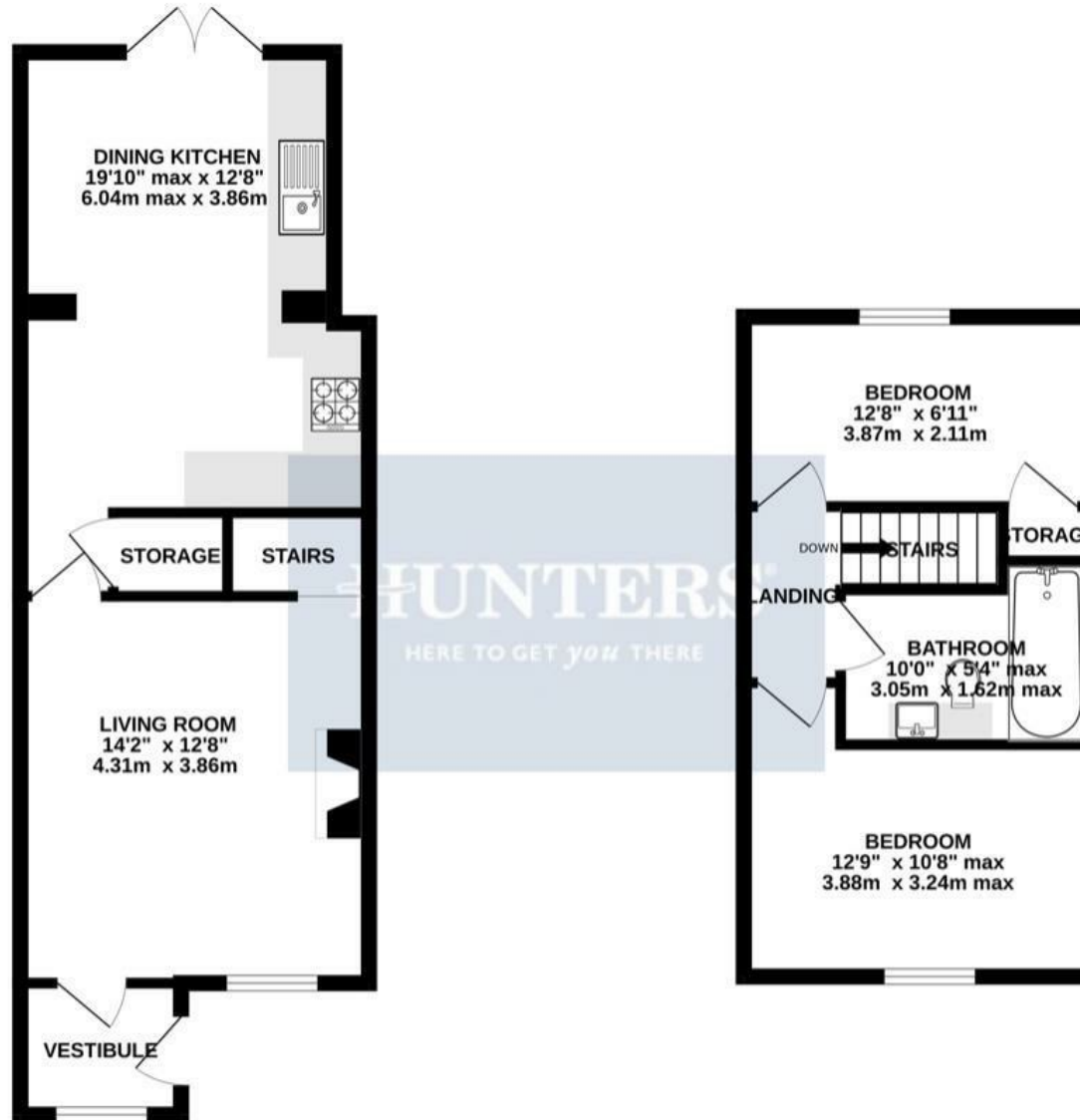
- Two Bedroom Semi Detached Home
- Multi Fuel Burner
- Garage
- Popular Village Location
- Enclosed South Facing Garden
- EPC Rating: To Follow
- Extended Dining Kitchen
- Off Street Parking
- Council Tax Band: B

Presented to the open market is this charming 2-bedroom semi-detached home in the sought-after village of Strensall. The ground floor features an entrance vestibule, a cozy living room with a multi-fuel burner, and a spacious dining kitchen. Upstairs, you'll find two bedrooms and a well-appointed bathroom. Additionally, this home boasts the convenience of a driveway with space for two cars, a single garage, and an enclosed south-facing garden. We highly recommend viewings to appreciate the accommodation on offer. EPC Rating: C (71), Council Tax Band: B

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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Entrance Vestibule

The property is accessed through the entrance vestibule, and beyond that, there's an additional door that takes you into the living room.

Living Room

At the front of the house, you'll find the living room, featuring a multi-fuel burner as its main focal point. A door conveniently connects to the dining kitchen, while stairs lead to the first-floor accommodation. There are also television and telephone points, a window to the front and a central heating radiator.

Dining Kitchen

The extended dining kitchen is located to the rear elevation of the home. The kitchen area is thoughtfully designed with a variety of fitted base and wall units, complemented by roll-top worktops. It features an integrated stainless steel sink with a mixer tap and a suite of fitted appliances, including a gas hob and electric oven with an extractor hood and a dishwasher. There's also designated space for a fridge freezer and a washing machine. Additionally, convenient access to a useful understairs storage cupboard is available, and a glazed French door opens up to provide access and views into the enclosed rear garden. There is also a skylight window and a central heating radiator.

Landing

To the first floor, the landing connects to both bedrooms and the bathroom. Additionally, there's access to the loft area through a drop-down ladder, and the loft has been boarded for convenient storage.

Bedroom One

This bedroom has a window to the front elevation and has a central heating radiator.

Bedroom Two

This bedroom has a window to the rear elevation and has a central heating radiator. There is also access to a built in cupboard.

Bathroom

The contemporary fully tiled bathroom is equipped with a bath featuring a shower overhead and a glass shower screen. It also includes a hand wash basin and toilet set within a vanity unit, along with a centrally heated towel ladder. There is also an opaque window to the side elevation.

External

To the side of the property, is a gravel driveway that accommodates off-street parking for two cars. Additionally, it serves as the entry point to the single garage, complete with power, lighting, and a roller door.

To the rear of the property is a landscaped south-facing garden, featuring both lawn and paved areas, complemented by a small pond. Access to the garage is available through a personnel door on the side, and there's also access to an additional outdoor storage area/kennel.

Additional Information

- Tenure: Freehold
- EPC Rating: C (71)
- Council Tax Band: B
- Double Glazed Windows
- Gas Central Heating

Agents Note: Please be advised that the driveway is shared with the neighbouring properties and any maintenance is split between the properties.

Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





