



HUNTERS[®]

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Knapton Close, Strensall, York

Asking Price £287,500

*** EXTENDED 2 BED SEMI DETACHED BUNGALOW *** CORNER PLOT WITH EXTENSIVE GARDEN *** REFITTED BATHROOM & KITCHEN 2023 *** SPACIOUS CONSERVATORY *** GARAGE *** STRENSALL CUL DE SAC *** WELL REGARDED SCHOOLS *** EPC RATING D *** COUNCIL TAX BAND C ***

We are delighted to bring this recently renovated 2 bed extended semi-detached bungalow to the market. The property has undergone a recent period of renovation and re-design bringing the property up to date and making more use of the splendid garden to the rear which is now directly accessed via the recently installed kitchen. The bathroom has similarly been updated and the living space further benefits from a superbly spacious conservatory that also accesses the garden. In addition there is an inviting entrance hall, sitting room and the 2 bedrooms with fitted furniture in bedroom 1.

Come and see this delightful bungalow by calling the Hunters Haxby office on 01904 750555

Entrance Hall

On entering the property you are welcomed into an entrance hall where there is a central heating radiator and a door into the lounge.

Living Room

The living room is located to the front elevation of the property. There is a fireplace with an electric fire, a central heating radiator, a bay window to the front and a television point. There is also a door into the inner hall.

Inner Hall

The inner hall provides access to the living room, dining area, two bedrooms and a bathroom. There is also a loft hatch with a drop down ladder. The loft space is boarded and there is also a light. The central heating boiler is also located in the loft.

Dining Area

Accessed from the inner hall, the dining area is open with the kitchen. There is also French doors providing access into the conservatory. The dining area has a central heating radiator and a window to the side elevation.

Kitchen

The recently fitted kitchen offers a range of wall and base units, worktops, an integrated stainless steel sink with a mixer tap and a host of fitted appliances (fridge freezer, gas hob and electric oven and a washing machine). There is a tower radiator and a window and glazed door to the side elevation.

Conservatory

The conservatory is located to the rear elevation of the property and is accessed from the dining area and also from the rear garden. The vendors of the property currently use this room as an additional living area. There is a central heating radiator.

Bathroom

This recently fitted bathroom comprises a p-shape bath with a curved glass shower screen with a shower over, a hand wash basin set in a vanity unit, a toilet, a central heating towel ladder and an opaque window to the side elevation.

Bedroom One

This double bedroom has a range of fitted furniture, a window and a central heating radiator.

Bedroom Two

This double room has a window to the side elevation and a central heating radiator.

External

To the front of the property is a gravelled area with a shared paved drive leading to the side of the property and garage.

To the rear of the property there is an enclosed garden which has been designed with ease of maintenance in mind. There is a small lawn, a variety of paved and gravelled areas and access to the garage from the side door.

The garage has power and lighting and an up and over door to the front.

Agents Notes

Subject to relevant building regulations and permissions there is scope to extend into the loft area if desired.

Disclaimer

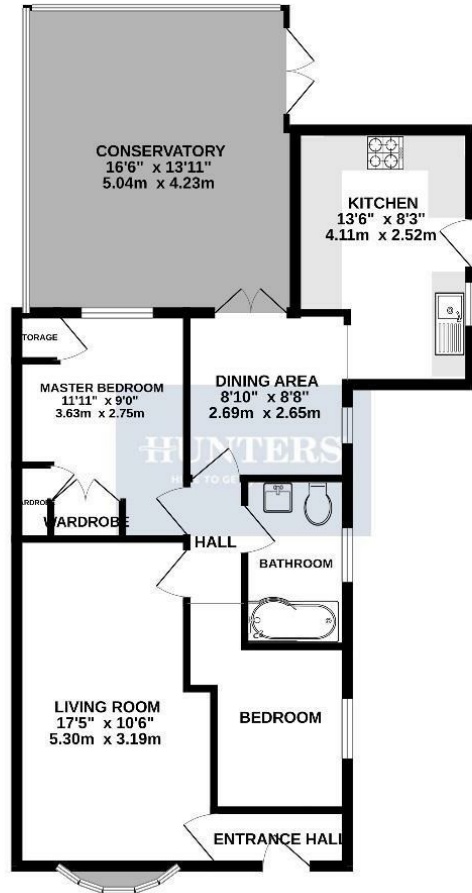
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.





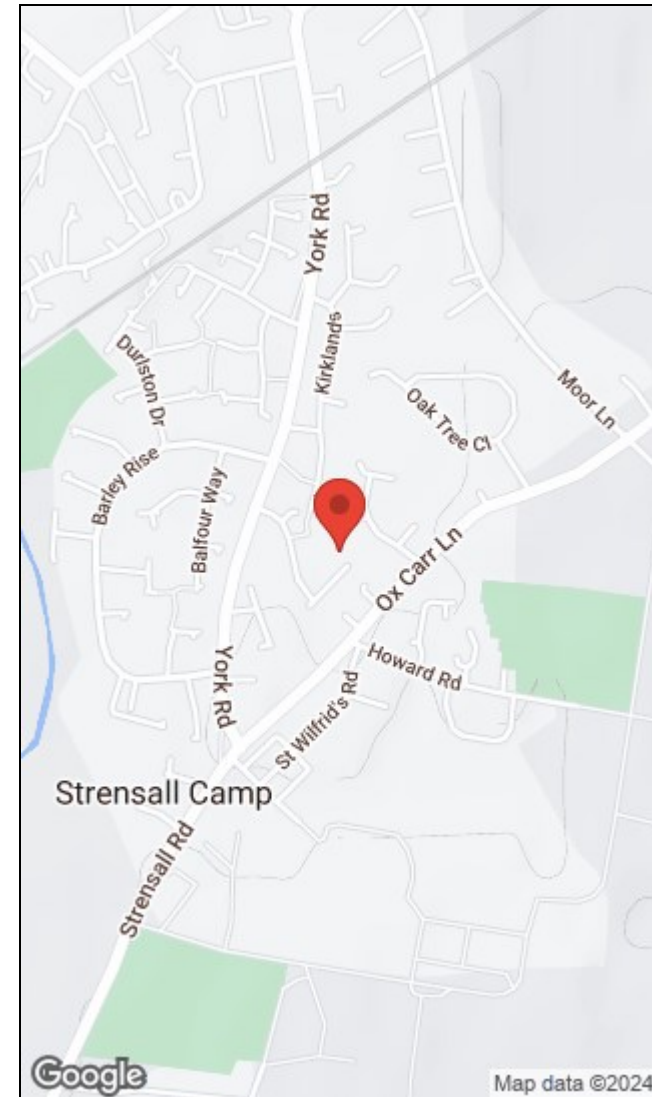


GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 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.
Map: via Metropix 1/2024.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	67
EU Directive 2002/91/EC	
England & Wales	

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