



1612  
1410

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Station Square, Strensall, York

Guide Price £165,000

2 BED FIRST FLOOR APARTMENT - POPULAR VILLAGE LOCATION - EXTENSIVELY REDECORATED & RECARPETED IN AUGUST 24 - HANDY FOR COMMUTING ROUTES - NO ONWARD CHAIN - SPACIOUS ACCOMMODATION - OFF STREET PARKING - ELECTRIC HEATING & DOUBLE GLAZING - CALL HUNTERS HAXBY FOR A VIEWING - EPC RATING D : COUNCIL TAX BAND B

We are delighted to present this 2 bedroom first floor apartment to the market which is situated in the popular Station Square development in the heart of Strensall, a sought after village about 7 miles north of York.

The accommodation is well laid out and has a spacious 16ft Lounge Diner and a refitted bathroom, as well as 2 bedrooms and kitchen. There are communal gardens outside and off street allocated parking.

The location offers easy access to York with a frequent bus route on York Road at the entrance to the development.

## COMMUNAL AREAS

Enter via main front door into communal hall area with stairs to first floor and communal landing

## HALLWAY

On entering the property from the communal stairwell, you are welcomed into the apartments hallway which provides access to all rooms and an airing cupboard housing the hot water cylinder

## LOUNGE / DINER

16'9" x 11'10"

The spacious lounge/diner has two windows to the rear overlooking the gardens below. There is also electric storage heaters.

## KITCHEN

8'4" x 8'0" max

The kitchen is fitted with a range of wall and base units with space for an electric oven and a washing machine. There is also a sink drainer in front of the window which overlooks the gardens below.

## BEDROOM 1

11'10" x 8'4"

This bedroom has an electric storage heater and a window to the front elevation.

## BEDROOM 2

8'9" x 8'4"

This bedroom has an electric storage heater and a window to the front elevation.

## BATHROOM

7'6" x 4'8"

The bathroom has been refitted comprising a bath with a shower over a wash hand basin and a WC.

## OUTSIDE

There is allocated off-street parking for two vehicles and communal gardens to two sides.

## AGENTS NOTE

We are advised by the owner that the current lease allows you to have two pets in the property.

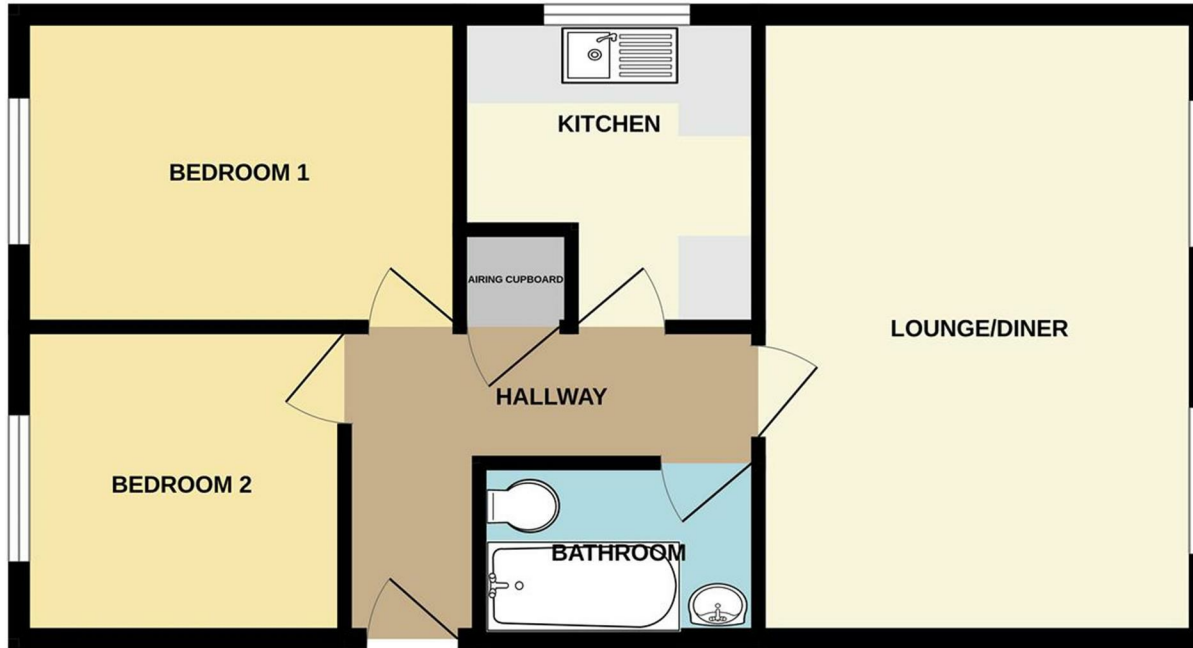
## DISCLAIMER

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.

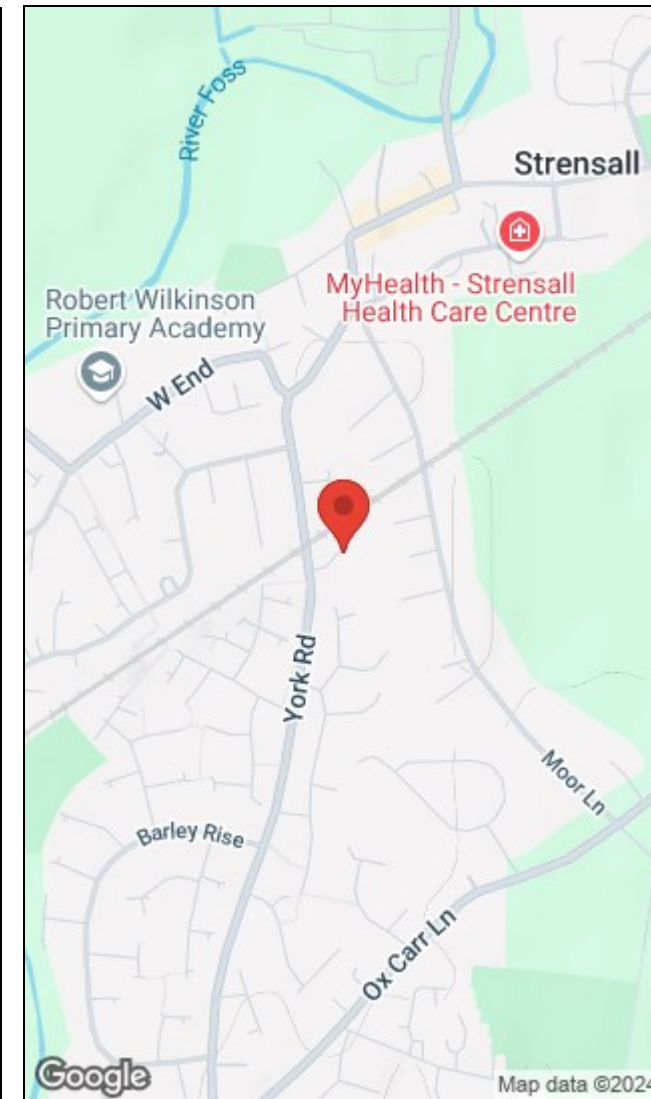




# FIRST FLOOR



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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555  
ian.dunlop@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (York) Limited | Registered Address: 35 The Village, Wigginton, York, YO32 2PR | Registered Number: 9067924 England and Wales | VAT No: 195 6681 55 with the written consent of Hunters Franchising Limited.