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FOR SALE

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1 Orchard Way, Strensall, York, YO32 5UF

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Guide Price £495,000

3 BED DETACHED BUNGALOW \*\*\* NO ONWARD CHAIN \*\*\* DELIGHTFUL REAR GARDEN \*\*\* 16FT SITTING ROOM OPENING INTO 16FT DINING AREA \*\*\* SOUGHT AFTER STRENSALL CUL DE SAC \*\*\* SPACIOUS ENSUITE TO BEDROOM 1 \*\*\* BREAKFAST KITCHEN \*\*\* TANDEM GARAGE WITH WORKSHOP AREA \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND E

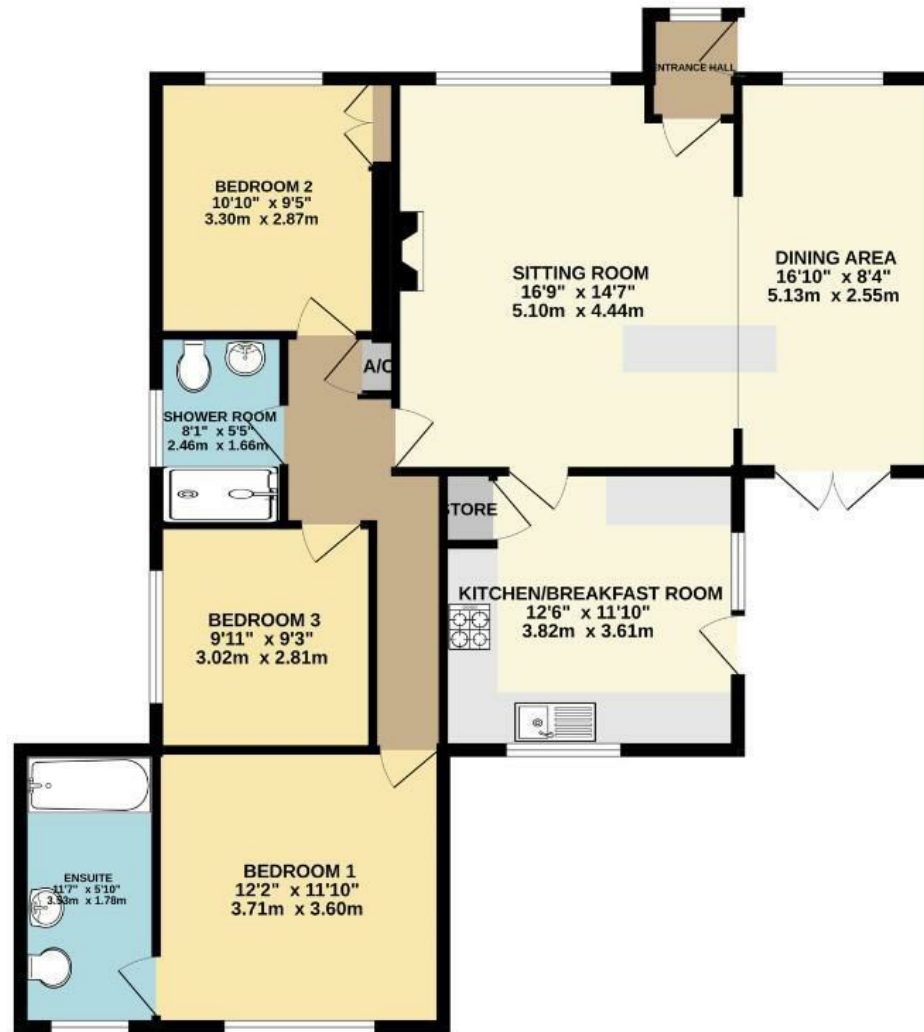
Offered to the market with No Onward Chain this is a delightful bungalow with spacious accommodation and a much prized southerly facing garden that has obviously taken much love and effort to get it to its current state.

Internally the bungalow has a welcoming sitting room with spacious dining area adjacent to it. The breakfast kitchen looks out onto the garden as does the main bedroom at the rear which has a really generous ensuite bathroom. There are 2 further bedrooms and a refitted shower room.

This bungalow is on a well-regarded cul de sac tucked away off Princess Road in the village of Strensall, close to local amenities and we expect plenty of interest. Call Hunters Haxby for your viewing on 01904 750555

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555  
haxby@hunters.com | www.hunters.com

# GROUND 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 62024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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	

- 3 BED DETACHED BUNGALOW W/ENSUITE BATHROOM
- BREAKFAST KITCHEN
- TANDEM GARAGE WITH WORKSHOP AREA

- NO ONWARD CHAIN
- SOUGHT AFTER STRENSALL CUL DE SAC
- EPC RATING D

- 16FT SITTING ROOM WITH ADDITIONAL 16FT DINING AREA
- STUNNING SOUTH FACING GARDEN
- COUNCIL TAX BAND E

### ACCOMMODATION

Enter via covered open walkway

### ENTRANCE HALL

Window to the front, radiator

### SITTING ROOM

16'9" x 14'7"

Centred upon a fireplace with a coal-effect gas fire, bow window to the front and 2 x radiators, opens through to dining area

### DINING AREA

16'10" x 8'4"

Window to the front, French doors to the rear, radiator

### BREAKFAST KITCHEN

12'7" x 11'10"

Fitted with a range of wall and base units with double oven, gas hob, integrated fridge, space for appliances, window and door to the side, sink drainer with window offering views to the garden, radiator

### INNER HALL

Access to airing cupboard housing gas boiler, doors to all bedrooms and shower room

### BEDROOM 1

12'2" x 11'10"

Wardrobes with matching tall boy and bedside tables, window to the rear, radiator, access to en-suite

### EN-SUITE BATHROOM

11'7" x 5'10"

Generously sized en-suite with, bath with plumbed- in shower over and screen, wash-hand basin with storage below and wc. Opaque window to the rear, radiator

### BEDROOM 2

10'10" x 9'5" (plus built in wardrobe)

Bow window to the front, radiator

### BEDROOM 3

9'11" x 9'3"

Window to the side, radiator

### SHOWER ROOM

Formerly a bathroom this room has been refitted to make it a shower room with walk in shower, in addition there is the wash-hand basin and wc. Opaque window to the side and chrome towel radiator

### OUTSIDE

The property is approached with a generous driveway providing parking for multiple vehicles, the front garden is mainly laid to lawn and there is a tandem garage with remotely operated roller door. A door leads through from the drive into an impressive southerly facing garden which has been well loved and developed to provide the delightful space it is today. Featuring a stunning lawn with mature planting throughout, the centrepiece of the garden is a tiered pond with a paved seating area next to it. A must see garden!

### 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.







