



HUNTERS' PROPERTY  
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HERE TO GET *you* THERE

7 Oakhill Crescent, Strensall, York, YO32 5AN

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Asking Price £375,000

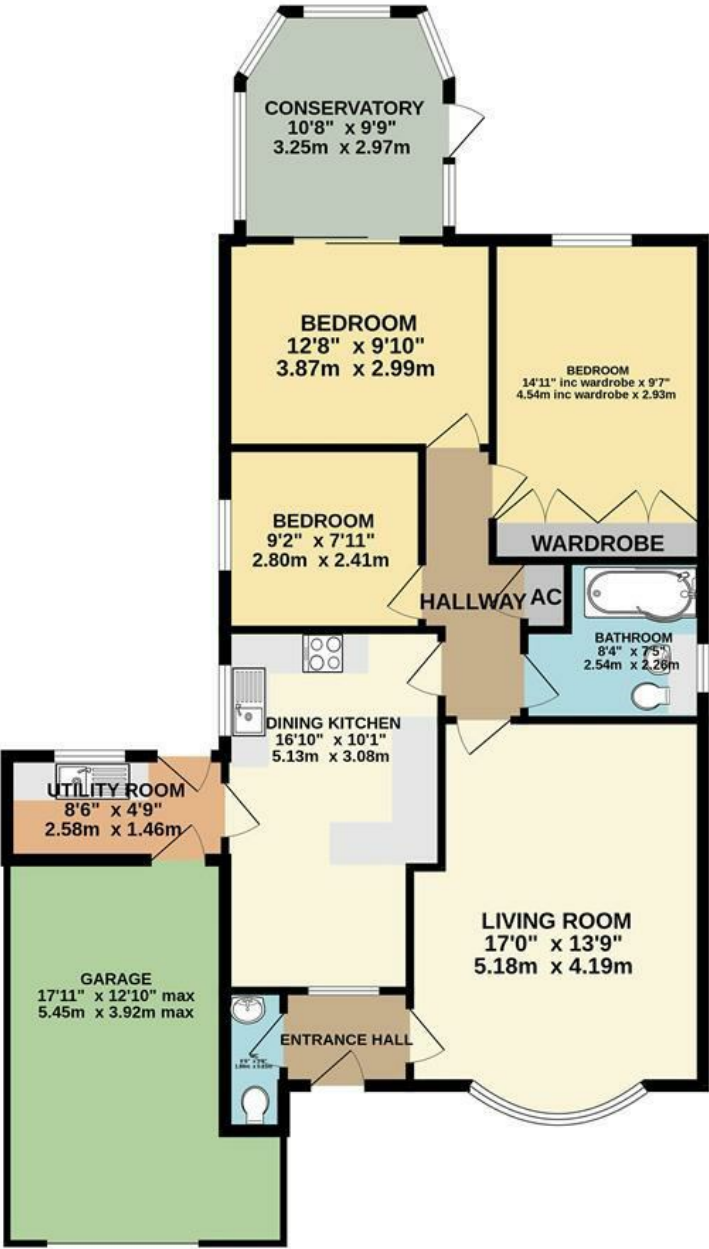
\*\*\* 3 BED DETACHED BUNGALOW \*\*\* NO ONWARD CHAIN \*\*\* BUILT BY PILCHER HOMES \*\*\* WELL PRESENTED THROUGHOUT \*\*\* CONSERVATORY \*\*\* UTILITY ROOM \*\*\* GARAGE \*\*\* SOUGHT AFTER STRENSALL CUL DE SAC \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND D

Available for purchase with no onward chain, this well-positioned three-bedroom detached bungalow offers versatile accommodation, front and rear gardens, off-street parking, and a garage. While the property requires some modernisation, it presents excellent potential for buyers seeking a detached bungalow to personalise and make their own. The location is superb on one of Strensall's most sought after cul-de-sacs being close to the convenience store and amenities on Barley Rise as well as a walk from the bus stop on York Road that offers a frequent service into York city centre.

Viewings are highly recommended to appreciate the possibilities this home has to offer.

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GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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.  
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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>80</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>62</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           | <b>62</b>                  |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

- NO ONWARD CHAIN
- GARAGE
- FRONT & REAR GARDENS

- DETACHED BUNGALOW
- OFF STREET PARKING
- CUL-DE-SAC LOCATION

- THREE BEDROOMS
- DINING KITCHEN
- EPC RATING D - COUNCIL TAX BAND D

### **Property Description**

Upon entering the property, you are greeted by an entrance vestibule that provides access to both the cloakroom and the living room. The cloakroom is equipped with a hand wash basin and a toilet.

The living room is situated at the front of the home, featuring TV and telephone points, a large bow window overlooking the front elevation, and a door leading into the inner hall.

The inner hall connects to the dining kitchen, three bedrooms, the bathroom, and an airing cupboard.

The dining kitchen is well-appointed with a selection of wall and base units, worktops, an integrated stainless steel sink with a mixer tap, an integrated gas hob, an electric oven, and space with plumbing for under-counter appliances such as a fridge and dishwasher. From the dining kitchen, access leads to the utility room, which includes an additional stainless steel sink with a mixer tap, as well as space and plumbing for a washing machine. The utility room also provides internal access to the garage and an external door to the rear garden.

The property features three bedrooms, all accessed from the inner hall. Two of these are double bedrooms, with one benefiting from built-in wardrobes. The other double bedroom offers direct access to the conservatory at the rear of the property. The third bedroom is a single room and would make an ideal home study or hobby room.

The conservatory, located at the rear elevation, enjoys views of the enclosed rear garden and includes an external door for direct garden access, completing the internal accommodation.

Externally, the front of the property features a small lawned garden with borders, complemented by a paved driveway that provides off-street parking and access to the garage. To the rear, the low-maintenance garden is designed with a mix of paved and gravelled areas, offering multiple seating spaces. Additionally, the garden includes a greenhouse.

### **Anti Money Laundering Regulations**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **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.









