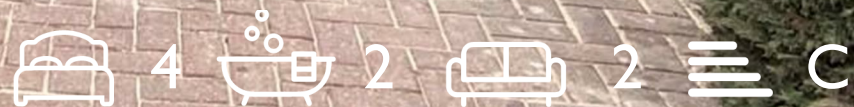




HUNTERS[®]
HERE TO GET *you* THERE



*** IMPRESSIVE 4 BED DETACHED FAMILY HOME *** CENTRAL STRENSALL VILLAGE LOCATION ***
CONSERVATION AREA *** ENSUITE TO BEDROOM 1 *** REFITTED KITCHEN DINER *** 22FT LIVING ROOM WITH
LOG BURNER *** GOOD SIZED ENTRANCE HALL *** DOWNSTAIRS CLOAKROOM *** LARGE DETACHED GARAGE
*** EPC RATING C *** COUNCIL TAX BAND F *** APPLY HUNTERS HAXBY 01904 750555

ACCOMMODATION

Enter via UPVC composite door

ENTRANCE HALL

16'2" x 7'4"

Spacious and welcoming entrance hall, stairs to first floor, access to the 2 reception rooms, kitchen diner and downstairs cloakroom

LIVING ROOM

22'1" x 11'10"

Superb living room that runs the length of the house and is centred upon a fireplace with log burner. There are windows to the front and sliding doors to the garden offering a light and airy feel

DINING ROOM

12'7" x 9'7"

Window to the front

KITCHEN DINER

16'6" x 12'7"

Refitted kitchen from Howdens with quartz worktops and one and half sink drainer. Double electric oven, gas hob, splashback and filter hood above. Integrated dishwasher, washing machine, kickboard fan heater, space for fridge freezer, window to the side, patio doors to the garden and additional glazed door to the rear

CLOAKROOM

7'4" x 5'4"

Close coupled wc, wash hand basin, opaque window to the rear

FIRST FLOOR LANDING

Window to the rear, overstairs storage cupboard

BEDROOM 1

13'11" x 11'10" (into robes)

Generous sized bedroom with fitted wardrobes, window to the front with shutters, access to en-suite

ENSUITE SHOWER ROOM

Shower cubicle with plumbed in shower, fully tiled to the walls, tiled flooring, close coupled wc, wash hand basin, opaque window to the side, extractor fan, chrome towel radiator

BEDROOM 2

12'0" x 10'6"

Window to the front with shutters

BEDROOM 3

11'3" x 8'7"

Window to the rear

BEDROOM 4

9'10" x 8'3"

Window to the front with roman blind

BATHROOM

9'3" x 7'9"

Corner bath with shower over, wash hand basin, close coupled wc, tiled floor and fully tiled to the walls, extractor fan, chrome towel radiator

OUTSIDE

The property enjoys a block paved gated drive leading to the detached brick built garage with up and over door and personnel door to the front and window to the side. There is a lawned garden to the rear with established borders and a paved eating area to the rear of the garage

Anti Money Laundering Regulations

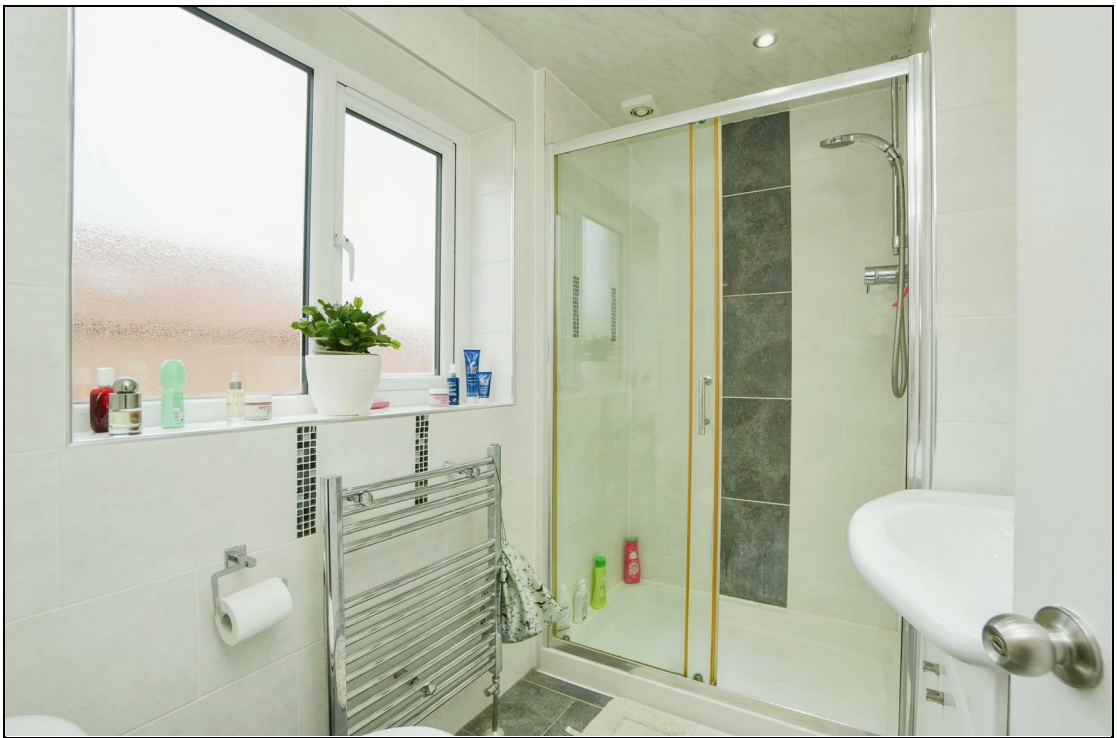
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.







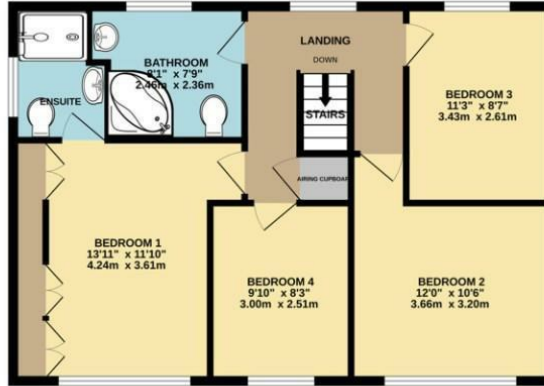




GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

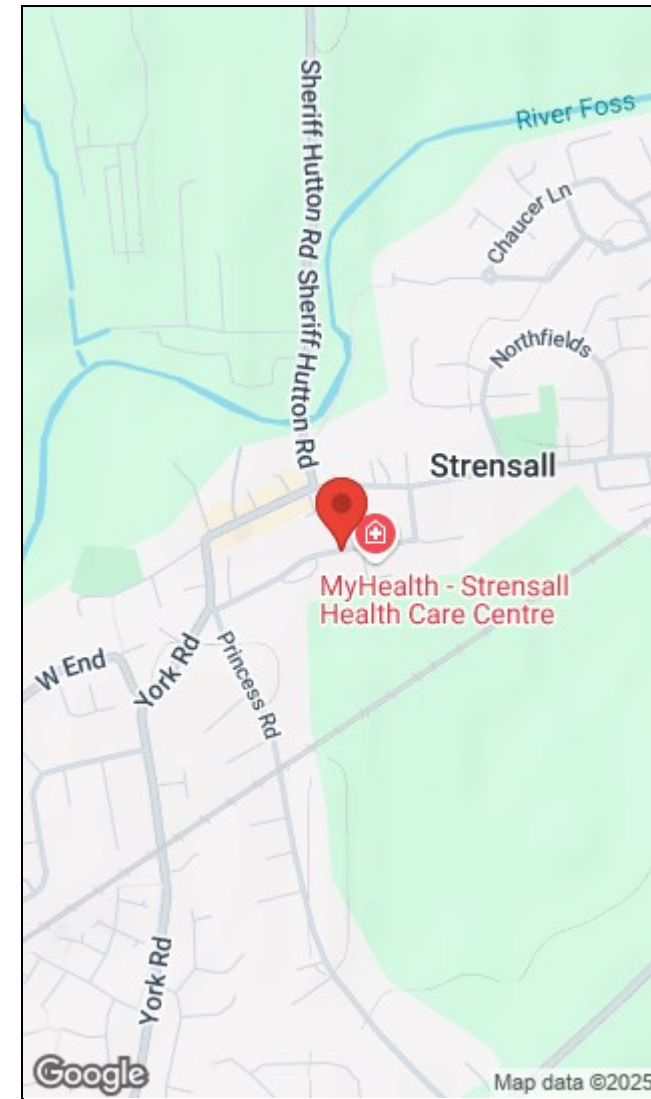



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	70	
(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 

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.