

HUNTERS[®]

HERE TO GET *you* THERE



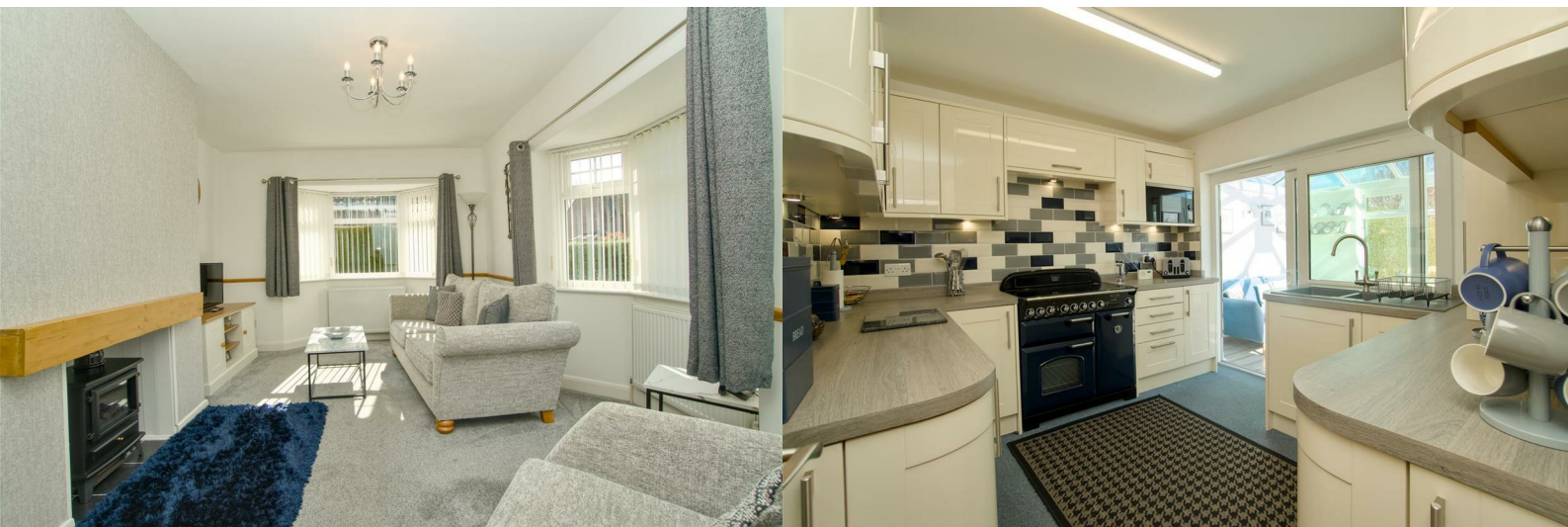
Strensall Road

Earswick, York, YO32 9SJ

Asking Price £340,000



Council Tax: C



138 Strensall Road

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Accommodation

Entrance Hall

Doors to Living Room, Dining Room/ Bed 3, Bedroom 2, Bathroom and Kitchen, Stairs to first floor, storage cupboard

Living Room

A light and airy room at the front of the house with bay windows to the front and side

Dining Room (Bedroom 3)

Window to the front and open storage area beneath the staircase

Bedroom 2

Spacious room with windows to the rear and side making the room very light

Bathroom

Bathroom which is fully tiled to the walls, featuring a bath, wc, and wash hand basin with storage beneath, opaque window to the rear

Kitchen

Impressive refitted kitchen with a range of wall and base units and feature range cooker, one and half sink drainer, integrated undercounter fridge and freezer, washer dryer, integrated microwave, sliding door and window to the conservatory

Conservatory

Stunning conservatory flooded with light and offering delightful views to the garden

First Floor

Bedroom 1

Lovely main dormer bedroom with plenty of light from the window and velux to the rear, storage cupboard in the eaves. NB please be aware of sloping ceilings giving some restricted headheight

Ensuite Shower Room

Shower cubicle with electric shower and extractor fan, wc and wash hand basin, opaque window to the rear, electric towel heater

Outside

The driveway from Strensall Road leads to the detached garage with power, there is plenty of paving to the rear offering car turning opportunities so that you can drive forward down the drive. The front of the property has a mainly lawned garden with hedge to the front whilst again to the rear is mainly lawned with hedging to the perimeter and established borders and seating solutions. This is a delightful outside space!

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

Tel: 01904 750555

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.

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.



Road Map



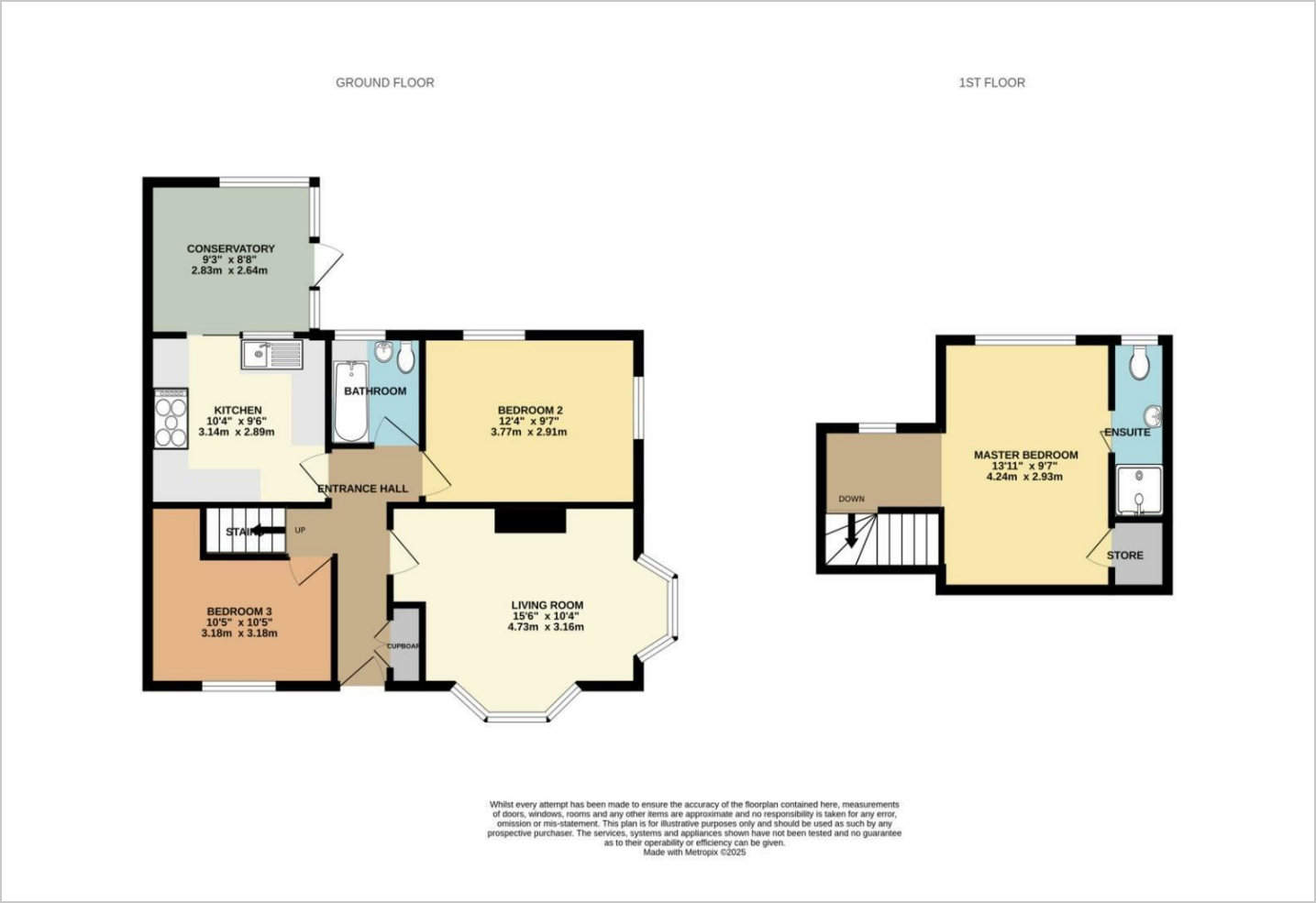
Hybrid Map



Terrain Map



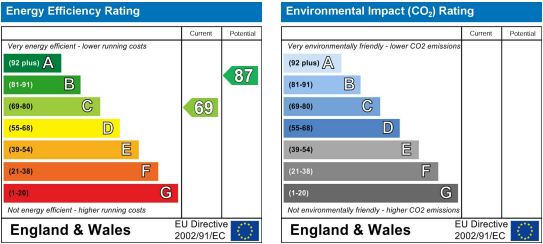
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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