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Oakhill Crescent, Strensall, York

Guide Price £300,000

***** 2 BED DETACHED BUNGALOW *** NO ONWARD CHAIN *** TIDY THROUGHOUT *** GENEROUS PLOT AT FRONT *** BLOCK PAVED DRIVE AND DETACHED GARAGE *** HIGHLY SOUGHT AFTER STRENSALL CUL DE SAC *** HANDY FOR AMENITIES *** EPC RATING C *** COUNCIL TAX BAND C**

Offered to the market with no onward chain, this well-positioned two-bedroom detached bungalow features well-maintained gardens, driveway parking, and a garage externally, with a spacious dining lounge, kitchen, two bedrooms, and a shower room internally.

Situated in one of Strensall's most sought-after cul-de-sacs, the property enjoys a superb location close to local amenities, including the convenience store on Barley Rise, and is just a short walk from a bus stop on York Road, offering regular services into York city centre.

Property Description

At the front of the property, a porch provides entry into the home. From the porch, you step into an inner hallway, which offers access to the dining lounge and a walk-in storage cupboard housing the gas boiler.

The dining lounge is positioned at the front of the home and features a large bay window that overlooks the front elevation, allowing for plenty of natural light. A second inner hallway leads from here, providing access to the kitchen, two bedrooms, a shower room, and an additional storage cupboard.

The kitchen is equipped with a range of wall and base units with worktops, a stainless steel sink with mixer tap, an integrated four-ring gas hob and electric oven, and space with plumbing for additional appliances. A window and door to the side elevation bring in light and provide outside access.

Both bedrooms are located at the rear of the property. The main bedroom includes built-in wardrobes and a window with views over the rear garden. The second bedroom features a glazed sliding door that opens directly into the garden, offering both views and access.

The shower room is fitted with a step-in shower cubicle, a hand wash basin set within a vanity unit, and a toilet. There is also an opaque window on the side elevation and a centrally heated towel ladder.

Externally, the front garden is predominantly laid to lawn with well-established borders, creating a pleasant and welcoming approach to the property. A paved driveway provides off-street parking and leads to a detached single garage, which features an electric roller door to the front, a personal side door, and is equipped

with power and lighting. To the rear of the property, the garden is mainly laid to lawn and complemented by a paved seating area and well-established borders.

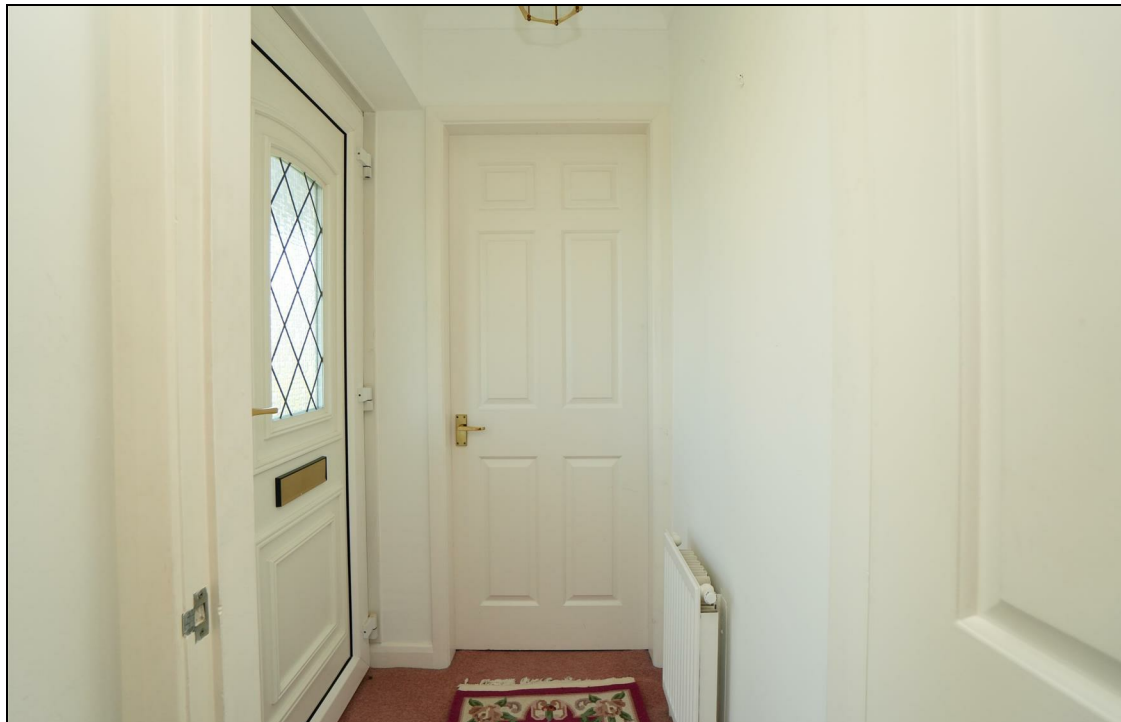
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our 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.

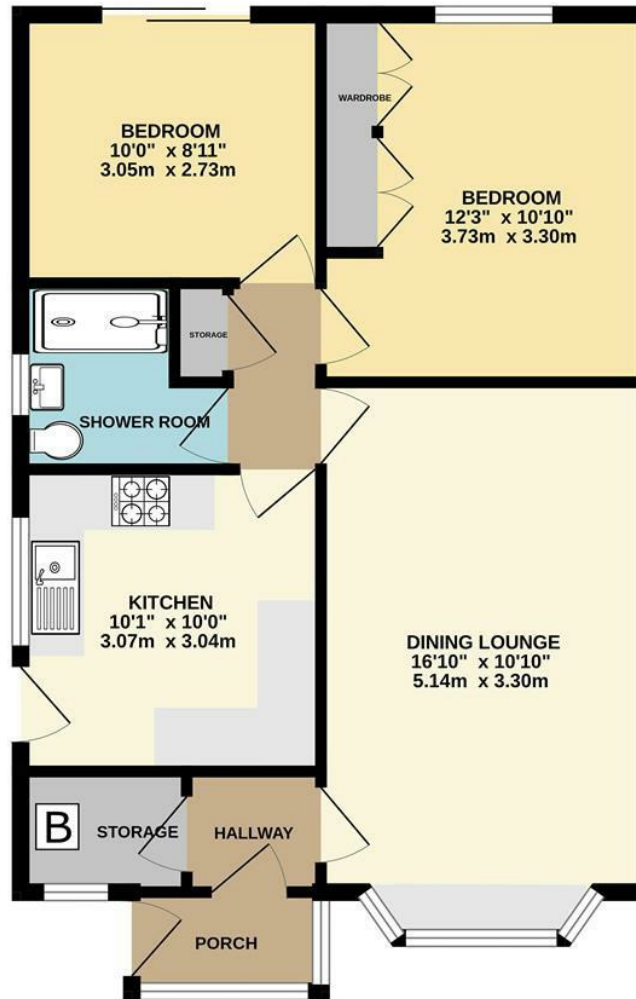
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GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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) A			
(81-91) B			
(69-80) C		69	85
(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 