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Cumbrian Avenue, Strensall, York

Asking Price £260,000

Located in the village of Strensall, this well-presented three-bedroom mid-terrace home was formerly part of barracks accommodation and has been thoughtfully updated in recent years. The ground floor comprises a dining kitchen, living room, and WC, while the first floor offers three bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden and views across open grassed area to the front. There is also an allocated parking space with the property. Early viewing is highly recommended to fully appreciate all this home has to offer.

- Three Bedrooms
- Enclosed South Facing Garden
- Council Tax Band: B
- Well Presented
- Allocated Parking Space
- EPC Rating: C
- Dining Kitchen
- Rural Outlook To The Rear

Strensall

Strensall is located just 6 miles north of York's historic city walls. It offers excellent connectivity, with convenient access to the A1237 outer ring road to the south and the scenic Howardian Hills to the north. The village is home to the well-regarded Robert Wilkinson Primary Academy and falls within the catchment area for Huntington Secondary School, with courtesy buses available for students. Residents can also enjoy the open spaces of Strensall Common, which offers walking trails and is the location of the esteemed York Golf Club.

Property Description

Upon entering the property, you are welcomed into a spacious entrance hall with doors leading to the dining kitchen, living room, and a convenient WC. The staircase to the first-floor accommodation is also accessed from here.

The dining kitchen features a range of wall and base units with complementary worktops, a stainless steel sink with mixer tap, an integrated electric ceramic hob, a built-in electric oven, and space with plumbing for additional appliances. There is ample room for a dining table and chairs, along with access to a useful under-stairs storage cupboard.

To the rear of the property, the living room enjoys views of the garden through a window and glazed sliding doors, which open out to the enclosed rear garden—perfect for indoor-outdoor living.

Completing the ground floor is a WC, fitted with a hand wash basin and a toilet.

On the first floor, the landing provides access to three bedrooms, the family bathroom, and a storage cupboard. A loft hatch offers entry to the insulated loft space.

All three bedrooms benefit from built-in storage, with the main bedroom further

enhanced by a spacious walk-in storage cupboard. The bathroom is well-appointed with a bath featuring an overhead shower and glass screen, a hand wash basin with vanity unit beneath, and a toilet.

Externally, the property boasts a south-facing enclosed rear garden, complete with a paved patio and lawn. A useful brick-built store provides additional storage. To the front, there is a large open green space, and a children's play park is located nearby.

Agents Note

- Gas Central Heating
- Double Glazed Windows
- Council Tax Band: C
- EPC Rating: C

We have been informed that there is a service charge which is currently £51 per month, this is for the upkeep of the communal areas and includes water supply and drainage.

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.

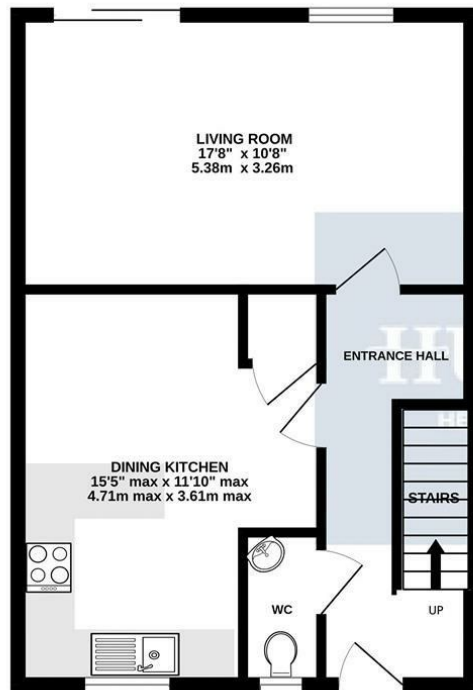




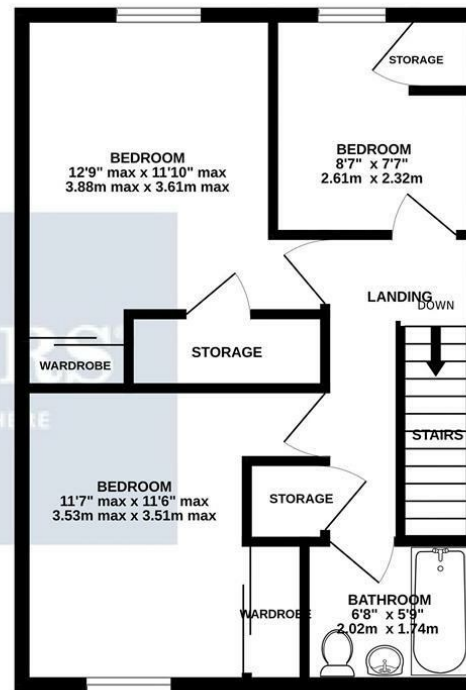




GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

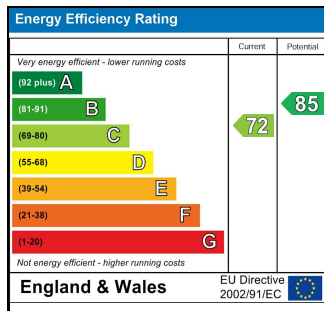
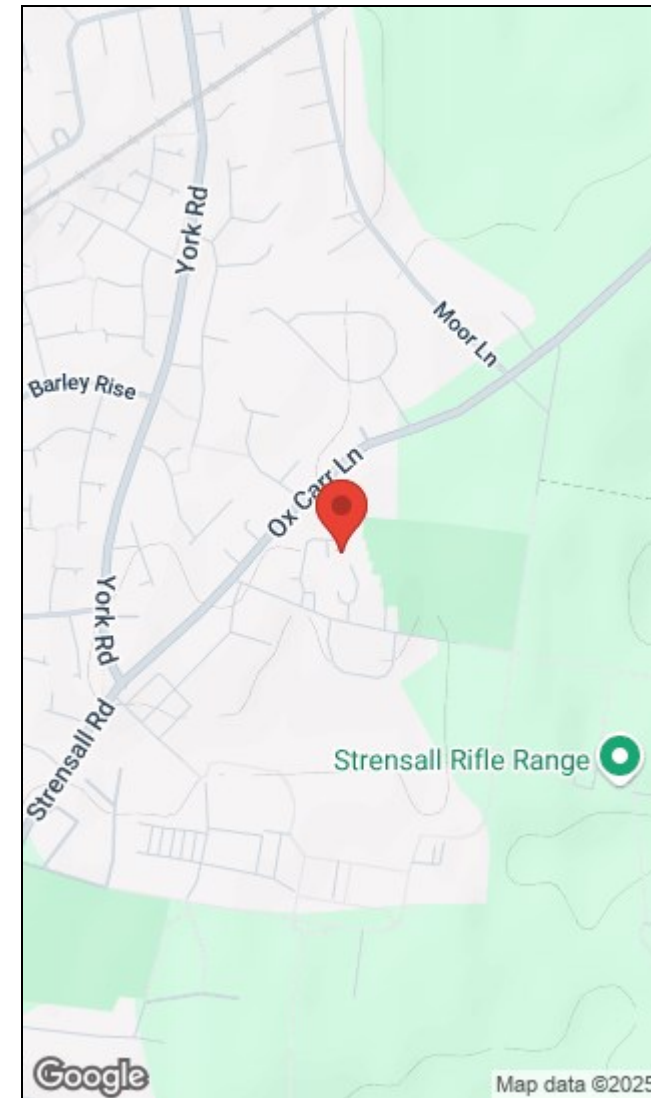


1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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