



**HUNTERS**<sup>®</sup>  
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Located in a quiet cul-de-sac in Strensall, this well-proportioned three-bedroom detached bungalow offers a fantastic opportunity for those looking to modernise and personalise a home to their own taste. The property features low-maintenance, well-kept gardens to both the front and rear, along with a driveway providing off-street parking and an attached garage. Inside, the accommodation includes a spacious living room, a dining kitchen, three bedrooms, a shower room, a conservatory, and a separate WC. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

**EPC Rating D, Council Tax Band: D**

## Property Description

Upon entering the home through the front door, you are welcomed into an entrance hall, which provides access to the living room and a convenient storage cupboard.

The living room is positioned at the front of the property and features a large bow window that overlooks the front garden. A focal point of the room is the electric fire set within a decorative surround. From here, a door leads into the inner hallway.

The inner hallway gives access to the dining kitchen, three bedrooms, the shower room, and an additional storage cupboard. The two larger bedrooms are located at the rear of the property, with the main bedroom benefiting from built-in wardrobes. The third bedroom, currently used as a study, provides access to the conservatory, which is situated on the side elevation. The conservatory offers additional living space with pleasant views and direct access to the rear garden.

The dining kitchen, accessed from both the inner hall and side lobby, is well-appointed with a range of wall and base units, complementary worktops, and an integrated stainless steel sink with mixer tap. Integrated appliances include an under-counter fridge and freezer, an eye-level oven, and a separate hob, with space and plumbing available for a dishwasher. A window to the side elevation brings in natural light, and a door provides access to the side lobby.

The side lobby also offers access to a downstairs WC and the garage. The garage features an electric roller door, lighting, power supply, and a hand wash basin at the rear.

Externally, the front of the property features a paved driveway providing off-street parking for two vehicles and access to the garage. The front garden is gravelled for low-maintenance appeal. The rear garden is similarly designed for ease of upkeep,

with gravelled areas, a decked seating space, and well-established flowering borders.

## 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.











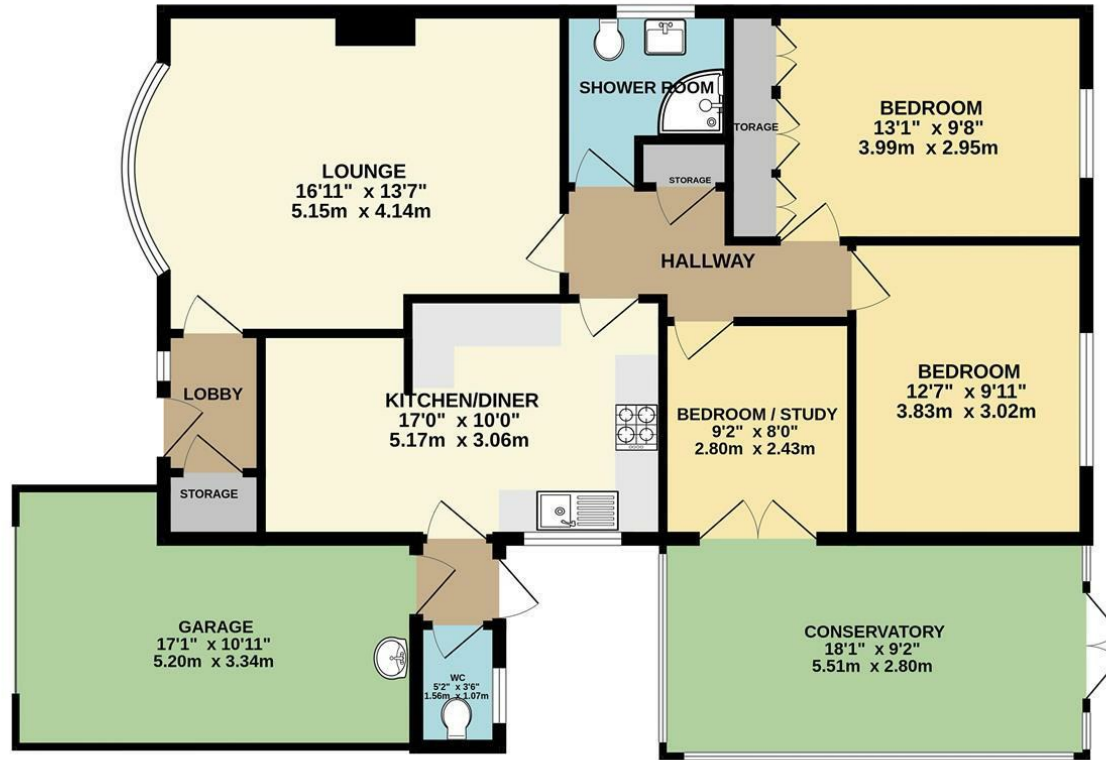






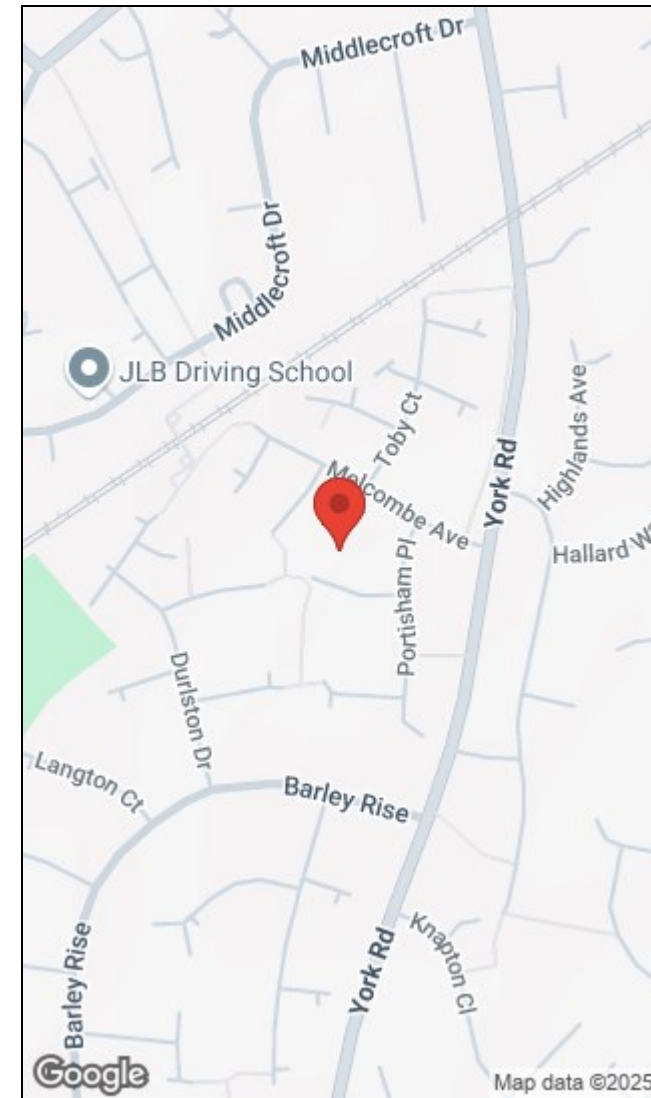
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# GROUND FLOOR 903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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.  
Made with Metropix 62025



| 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>64</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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