



The Village, Strensall YO32 5XS

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# The Village, Strensall YO32 5XS

\*\*\* WONDERFUL 3 or 4 BEDROOM LINK DETACHED PERIOD PROPERTY \*\*\* CENTRAL STRENSALL VILLAGE LOCATION \*\*\* RENOVATED IN 2021 \*\*\* IMPRESSIVE FINISH THROUGHOUT \*\*\* 2 SPACIOUS RECEPTION ROOMS \*\*\* 32FT KITCHEN DINER \*\*\* LIGHT & AIRY HOME \*\*\* NO ONWARD CHAIN \*\*\* SOUTH FACING GARDEN \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND F \*\*\* CONSERVATION AREA

This is a fantastic opportunity to purchase a charming 3 or 4 bedroom period property in the heart of the conservation area in the popular village of Strensall about 7 miles to the north of York. Having undergone significant renovation in 2021 the property is offered in an extremely well presented condition with the works having included a full rewire, new gas combi boiler, ground floor damp proof works and a selection of the windows updated. A delightful modern open plan kitchen diner has been installed with views of the rear garden, perfect for entertaining. A shower room and utility area also complement the ground floor as well as the 2 original period reception rooms at the front with the bay fronted family room offering the potential to be used as a fourth bedroom. Upstairs are the 3 bedrooms and an updated family bathroom.

Outside the house is very pretty from the road side with a hedged lawned front garden and off street parking for a couple of cars. The rear garden is south facing and mainly laid to lawn but also enjoys a covered walkway to the store room and store area offering further potential for a home office or hobby space.

The property benefits from many local amenities. Within a three-minute walk are a pharmacy, doctors surgery, supermarket, public library, vet, garage, hairdresser, and two pubs. The near by bus-stop has regular services to the city centre and continues on to York railway station. In addition for dog owners there are lovely riverbank walks and the much loved Strensall Common .

Come and see this delightful house in the centre of this popular village by contac





#### **Accommodation**

Enter via hardwood door

#### **Entrance Hall**

Stairs to first floor, doors to 2 front reception rooms

#### **Family Room / Bedroom 4**

Bay fronted room with unused period fireplace. Previously used as a home office, this room could suit being a ground floor bedroom as there is a ground floor shower room / toilet.

#### **Living Room**

Light and airy room centred upon an exposed brick fireplace and stone hearth with log burner style gas stove, stripped wooden floorboards and windows to both front and rear

#### **Rear Hallway**

Under stairs storage cupboard housing updated electric consumer unit, access to utility area and also through to kitchen diner

#### **Utility Area**

Space and plumbing for washing machine and additional appliance, leads through to shower room



#### **Shower Room**

Large walk in shower cubicle with plumbed in shower with drench head and additional hand held shower, extractor fan, close coupled wc, wash hand basin set in a vanity unit

#### **Kitchen Diner**

Superb open plan area flooded with light from the atrium to the ceiling and windows to the side, the fitted kitchen has a range of wall and base units with quartz work surfaces. Integrated appliances include electric oven, microwave, induction hob and extractor hood, dishwasher, one and half ceramic sink drainer. In addition there is a breakfast bar, space for fridge freezer, and a pull out larder. The dining area is a great space to entertain with multiple windows to the side giving plenty of light and views of the garden

#### **First Floor Landing**

Window to the rear

#### **Bedroom 1**

Window to the front

#### **Bedroom 2**

2 windows to the front



### Bedroom 3

Window to the rear

### Family Bathroom

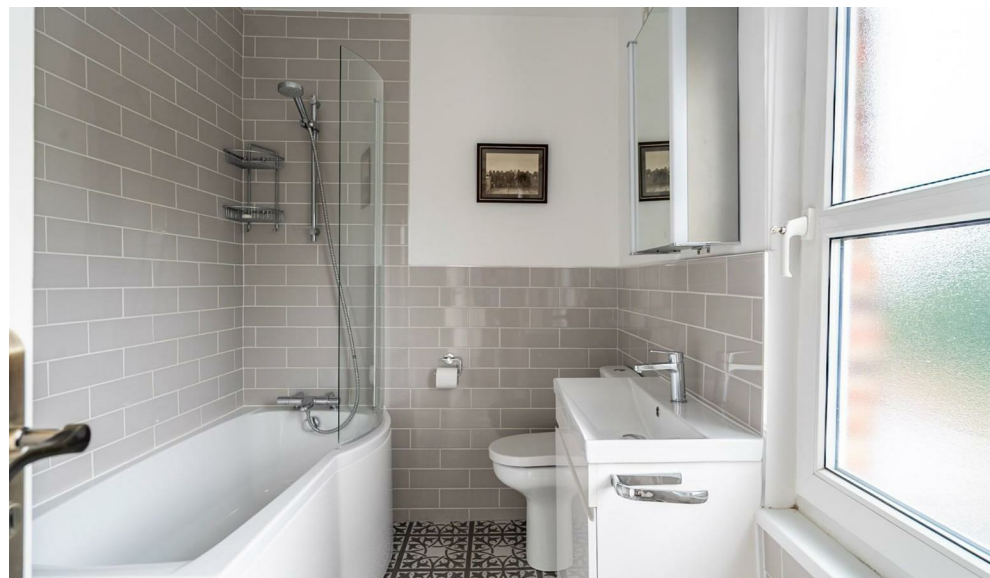
The bathroom has been refitted and now provides a bath with shower over and screen, wash hand basin with vanity unit, close coupled wc and towel radiator, bathroom cabinet and opaque window to the rear

### Outside

To the front of the property is a lawned garden and driveway for 2 tandem parking spaces. The rear garden is south facing and can be accessed via a side gate or the kitchen diner and is mainly laid to lawn. There is a covered walkway alongside the dining area that leads to a store area and store room which offers potential for renovating to a home office or hobby room. The lawned garden also benefits from a greenhouse, established shrubs and trees.

### Additional Information

- Tenure: Freehold
- Services - Mains supply of Electric, Gas, Water and Drainage
- Gas Central Heating (Boiler Installed 2021)
- EPC Rating D



- Council Tax Band: F
- Conservation Area
- Broadband - Partial Fibre 55 - 73 Mbps

### 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.

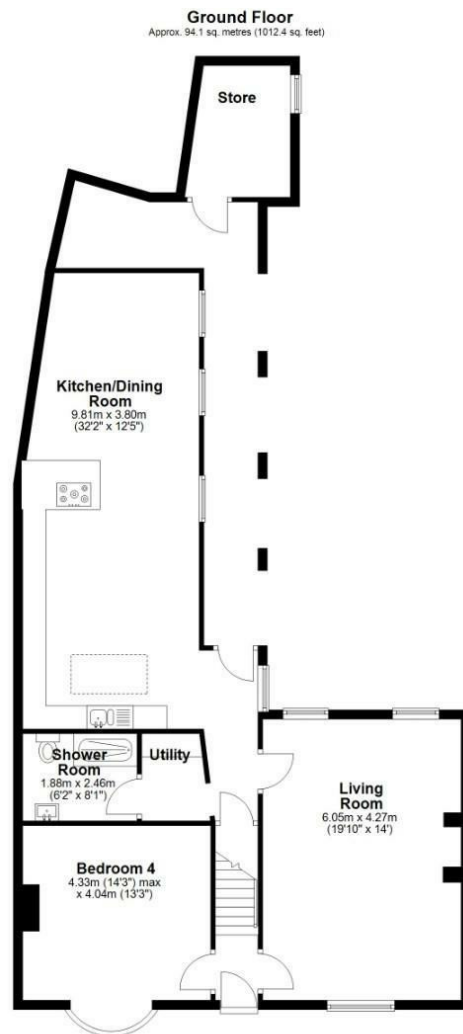
### Disclaimer

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.

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.



Total area: approx. 148.4 sq. metres (1597.8 sq. feet)

| 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>                            |           |                         |           |
| (39-54) <b>E</b>                            | <b>61</b> |                         |           |
| (21-38) <b>F</b>                            |           |                         |           |
| (1-20) <b>G</b>                             |           |                         |           |
| Not energy efficient - higher running costs |           |                         |           |
| England & Wales                             |           | EU Directive 2002/91/EC |           |
|                                             |           | 2012/27/EC              |           |

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Haxby -  
01904 750555 <https://www.hunters.com>

**HUNTERS®**  
**EXCLUSIVE**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE