



7A, Station House, Station Square, Strensall
York, North Yorkshire YO32 5ZL

Guide Price £479,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market a stylish five bedroom detached family home, with a modern twist, offering the best in village living, tucked away in the corner of a quiet cul-de-sac, just to the north of York in this very popular village location of Strensall, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools close at hand. Purchased in 2008, this property has been updated and cherished by the current owner, boasting a living room with a focal wood burning stove, two En-suites and a fabulous open plan kitchen/diner. Appealing to a multitude of buyers, including professional couples, commuters, families and those looking to retire. Also with the benefit of gas central heating, underfloor heating and full double glazing. This property in brief comprises; Entrance porch and hallway, with doors leading us into the fabulous breakfast kitchen, fitted with a range of cottage style units, granite worktops, a range of integrated appliances and a breakfast bar. Then opening into the open plan living area, with a bay fronted living room with a feature wood burner, the spacious dining area and then onwards into the conservatory. Plus a handy utility and garage, just right as a workshop or car/cycle enthusiast, completing the ground floor. From the first floor landing there are three double bedrooms, two with their own en-suites and a family bathroom. A further staircase leads us up to the second floor, where we find two further bedrooms. Outside we find off ample street parking, on a gravel drive to the front of the house. Side gated access leads to the rear garden, where we find a fenced garden and a hot tub, perfect for outside entertaining. The village has a highly regarded Primary school, which feeds through to Huntington Secondary school. There is a village hall, sports and playground facilities and a regular bus service to and from York city centre. Further amenities can be found a short drive away at Clifton Moor, Vangarde & Monks Cross retail parks from the York outer ring road. Sold with no onward chain! An early viewing comes highly recommended, not to miss out on this superb modern family home.

Coming from Strensall main street (York Road) turn right into Station Square, just before the crossing, the house is situated on the left hand side, identified by the Bishops for sale board.

Strensall is a sought after village lying approximately 7 miles North of York. The village is served by a wide range of amenities to include Shops, Chemist as well as a Post Office counter at the local petrol station. There are 3 public Houses, takeaways and a Library. The village has a highly regarded Primary school which feeds through to Huntington Secondary school. There are Churches in the village, a village hall, sports and playground facilities and a regular bus service to and from York city centre. There are further amenities at Clifton Moor, Vangarde & Monks Cross retail parks from the York outer ring road.



Entrance Hall

Front entrance door into the porch, then into the hallway. Stairs to the first floor. Doors leading to...

Kitchen/Diner

22' 6" x 9' 6" (6.85m x 2.89m)

Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching granite work preparation surfaces over, inset steel sink with mixer taps, integral appliances include electric oven and grill* with 5 x gas hobs*, ceiling extractor hood*, dishwasher*, breakfast bar, down lighting, double glazed windows to rear aspect, space for an upright fridge/freezer. Sliding doors leading to the conservatory. Opening to....

Utility room

7' 11" x 4' 10" (2.41m x 1.47m)

Base units with matching worktops, inset sink with mixer tap and plumbing for a washing machine*. Door leading to...

Living Room

16' 8" x 11' 10" (5.08m x 3.60m) Into bay.

Double glazed bay windows to front aspect, feature wood burning stove*, down lighting, tv point* and underfloor heating*.

Conservatory

11' 9" x 8' 9" (3.58m x 2.66m)

Double glazed conservatory with French doors leading to the garden and wall heater*.

First Floor Landing

Stairs to the first floor landing. Built in storage cupboards. Doors leading to...

Bedroom 1

12' 1" x 11' 8" (3.68m x 3.55m)

Double glazed windows to front aspect, built in wardrobe, tv point*, down lighting and wall heater*. Door leading to...

En-suite

7' 2" x 4' 6" (2.18m x 1.37m)

Wet room with a modern suite in white comprising; Mains shower*, wash hand basin with mixer taps, low level wc, double glazed window to front aspect and heated rail*.

Bedroom 2

11' 8" x 9' 1" (3.55m x 2.77m)

Double glazed windows to rear aspect, built in wardrobe, telephone point*, down lighting and wall heater*. Door leading to...

En-suite

5' 8" x 4' 0" (1.73m x 1.22m)

Wet room with a modern suite in white comprising; Mains shower*, wash hand basin with mixer taps, low level wc, double glazed window to rear aspect and heated rail*.

Bedroom 3

13' 3" x 9' 6" (4.04m x 2.89m)

Double glazed windows to front aspect, down lighting, built in wardrobe, tv point* and wall heater*.



Family Bathroom

7' 9" x 7' 6" (2.36m x 2.28m)

Modern suite in white comprising; Bath with mixer taps and shower head attachment*, wash hand with mixer taps, low level wc, double glazed window to rear aspect, down lighting, airing cupboard and heated rail*.

Second Floor Landing

Eve storage. Doors leading to...

Bedroom 4

13' 2" x 13' 0" (4.01m x 3.96m)

Sky lights to front and rear aspects, down lighting, tv and telephone points* and wall heater*.

Bedroom 5

13' 1" x 9' 6" (3.98m x 2.89m)

Sky lights to front and rear aspects, down lighting, tv point* and wall heater*.

Garage

17' 0" x 8' 8" (5.18m x 2.64m)

Up and over door. Wall mounted boiler*. Power and lighting*.

Outside

Externally to the front we find a gravel drive leading to the house, with ample off street parking. Gated side access leads to the rear of the property, where we find a lawned and fenced garden with a hot tub.

Agents Note

EPC Rating C. Council tax band E.

Broadband supplier: "3". Broadband speed: Standard Speed. Water supplier: Yorkshire Water. Gas supplier: Boost Gas. Electricity supplier: Eon.





Energy performance certificate (EPC)

7a, Station Square Strensall YORK YO32 5ZL	Energy rating C	Valid until: 1 September 2029
		Certificate number: 8601-6421-4300-0902-0906
Property type	Detached house	
Total floor area	143 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

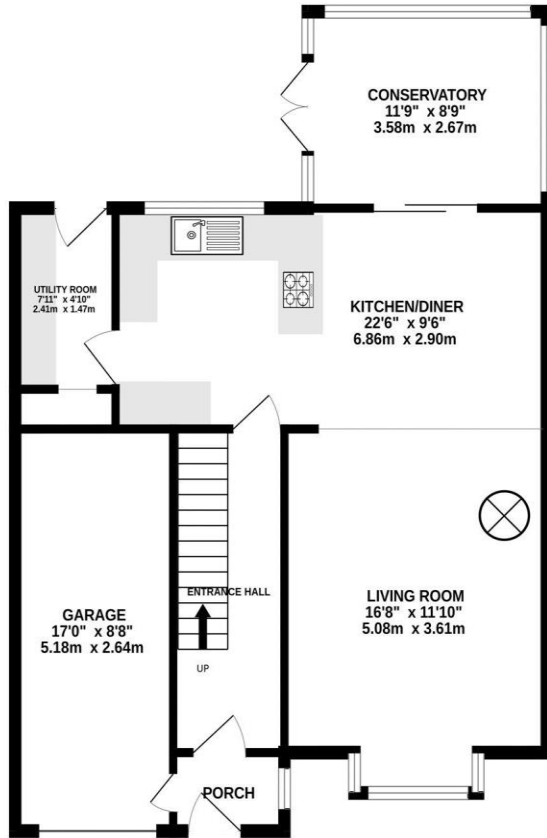
13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishospa.com

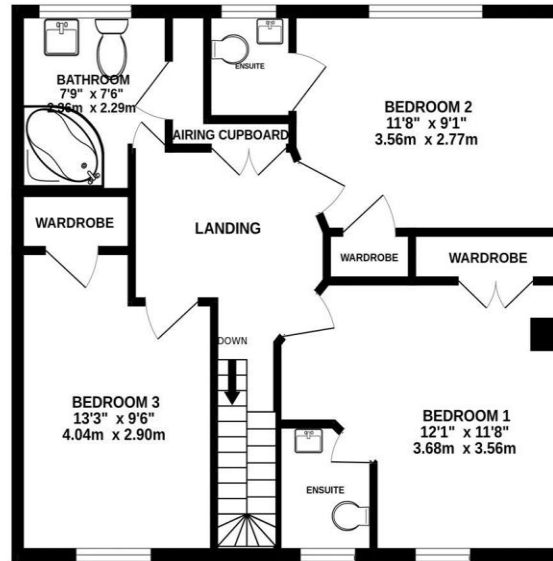
www.bishospa.com


BISHOPS
PERSONAL AGENTS

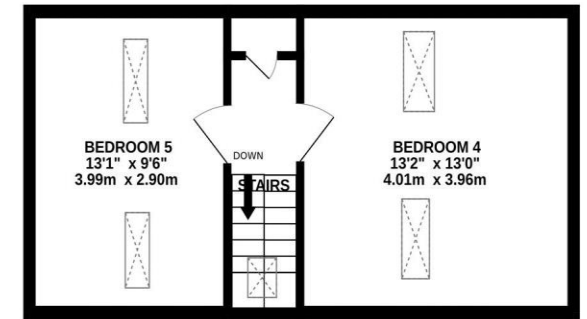
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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 ©2024

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.