



24 Oak Tree Way, Strensall  
York, North Yorkshire YO32 5TF

Guide Price £535,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale, an impressive and immaculately presented three-bedroom detached bungalow, located near to Strensall common and York golf club. Oak Tree Way is situated in a much sought after mature development of individual designed properties. Set in a quiet, cul-de-sac, this bungalow has been thoughtfully designed and updated by the current owner since 2001, creating a fabulous home, with both charming and quality features throughout. This lovely home will also be very appealing for those wanting a village location or easy commuting to York or further afield and with its wonderful, landscaped gardens, will be very popular with a multitude of buyers including families, professional couples and those looking to retire in their forever home. Another great thing about this home, is that there is still further potential to convert the attic space. Briefly comprises: Entrance Hall with storage cupboards and doors leading to the reception rooms. To the front, we find both the bay fronted living room with a feature fireplace and a dining room, perfect for entertaining and dinner parties. Then onwards through the central lobby to the kitchen, with a range of cottage style units and some integral appliances. Further into the bungalow, we find, three bedrooms, the principal with an en-suite shower room and doors leading into the conservatory, perfect for relaxing throughout the day or a morning coffee, with French doors and windows providing views of the gardens. A family bathroom completes the accommodation. Externally to the front, we have a walled and secure gated pretty garden, with ample off-street parking for several cars on a block paved driveway, leading to the detached double garage. Gated side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens, we find an array of perennials, shrub borders and flowering plants, perfect for green fingered buyers. To further compliment the garden, we have both a greenhouse and garden shed. This flexible space could also accommodate a caravan if required. The location here is superb and the centre of Strensall village can be reached in just a short walk. 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. Please do arrange to view this excellent property as soon as possible, not to miss out on this fabulous home!

**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. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Composite front entrance door, storage and airing cupboards, corbels, ceiling coving and radiator. Loft hatch with drop down ladder leading to the boarded loft with lighting. Doors leading to...

### Living Room

20' 8" x 11' 5" (6.29m x 3.48m)

Double glazed bay windows to front aspect, feature ornate Adams style fireplace with marble hearth and inset gas fire\*, ceiling coving, tv point\* and radiators\*.

### Dining Room

10' 9" x 9' 9" (3.27m x 2.97m)

Double glazed windows to front aspect, ceiling coving and radiator\*.

### Bathroom

11' 4" x 5' 5" (3.45m x 1.65m)

Suite in whisper peach comprising; Bath with mixer taps, shower cubicle with mains shower\*, wash hand basin with mixer taps, low level wc, bidet, Amtico flooring, fully tiled walls, double glazed window to side aspect and radiator\*.



### Kitchen

11' 3" x 10' 11" (3.43m x 3.32m)

Cottage style kitchen, with an attractive range of base and wall mounted units, with matching work preparation surfaces over, inset drainer sink with mixer tap, integral appliances include a double electric cooker\* and grill\*, 4 x gas hobs\*, extractor fan\*, dishwasher\*, fridge/freezer\*, ceiling coving, down lighting, Amtico flooring, Myson plinth heater\* and wall mounted conventional boiler\*. Double glazed windows to the side aspect and a door leading to the side.

### Bedroom 1

15' 3" x 11' 4" (4.64m x 3.45m)

Double glazed doors, built in wardrobes, dressing table, drawers, ceiling coving, down lighting and radiator\*. Door leading to...

### En-suite

8' 1" x 3' 4" (2.46m x 1.02m)

Suite in whisper peach comprising; Shower cubicle with mains shower\*, wash hand basin with mixer tap, low level wc, Amtico flooring, fully tiled walls, double glazed window to side aspect and radiator\*.



### Conservatory

12' 11" x 9' 7" (3.93m x 2.92m)

Double glazed windows, fully insulated roof, laminate flooring, French doors leading to the garden and radiators\*.

### Bedroom 2

14' 10" x 11' 3" (4.52m x 3.43m)

Double glazed windows to rear aspect, built in wardrobes, dressing table, drawers, ceiling coving and radiator\*.

### Bedroom 3

11' 2" x 8' 6" (3.40m x 2.59m)

Currently used and fitted out as a study with office furniture. Double glazed windows to side aspect and radiator\*.





### Outside

Externally to the front, we find a walled and gated block paved drive, providing ample off street parking and a front garden leading to the bungalow. Gated side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining and for those who like pottering in the gardens we find perennials, shrub borders and flowering plants perfect for green fingered buyers. To further compliment the garden, there is a greenhouse and garden shed.

### Garage

17' 9" x 16' 2" (5.41m x 4.92m)

Double garage with power and lighting. Up and over power door, sink with mixer tap providing cold water, plumbing for a washing machine\*. Door and double glazed window to the garden.

### Agents Note

EPC Rating D. Council tax band E.

Broadband supplier: Vodafone.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







## Energy performance certificate (EPC)

24 Oak Tree Way Strensall YORK YO32 5TF	Energy rating <b>D</b>	Valid until:	22 April 2035
		Certificate number:	8900-8520-0722-8424-3453

Property type

Detached bungalow

Total floor area

121 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).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8900-8520-0722-8424-3453>

1/6

**Bishops Personal Agents**

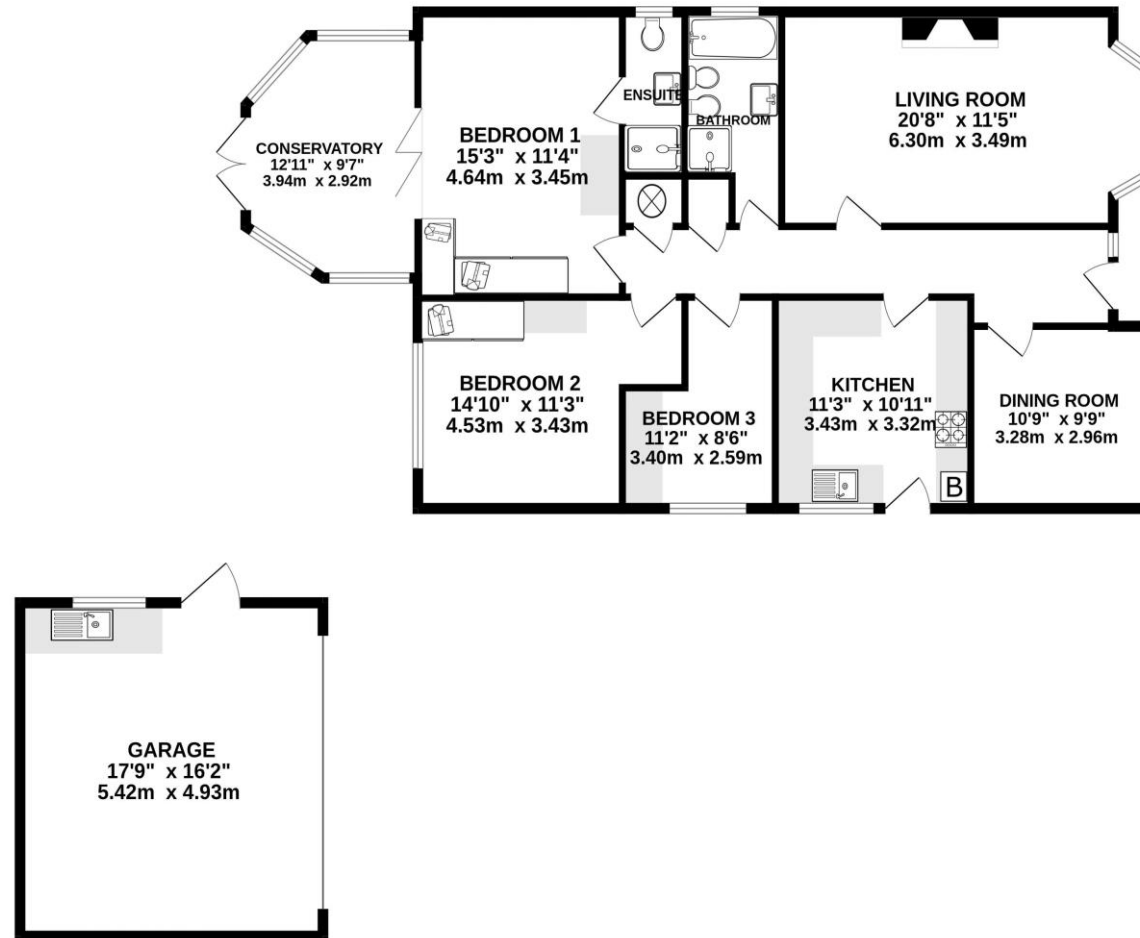
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopspa.com

www.bishopspa.com

24 OAK TREE WAY,  
STRENSALL YO32 5TF  
1458 sq.ft. (135.4 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.4 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.  
Made with Metropix ©2025

#### 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.