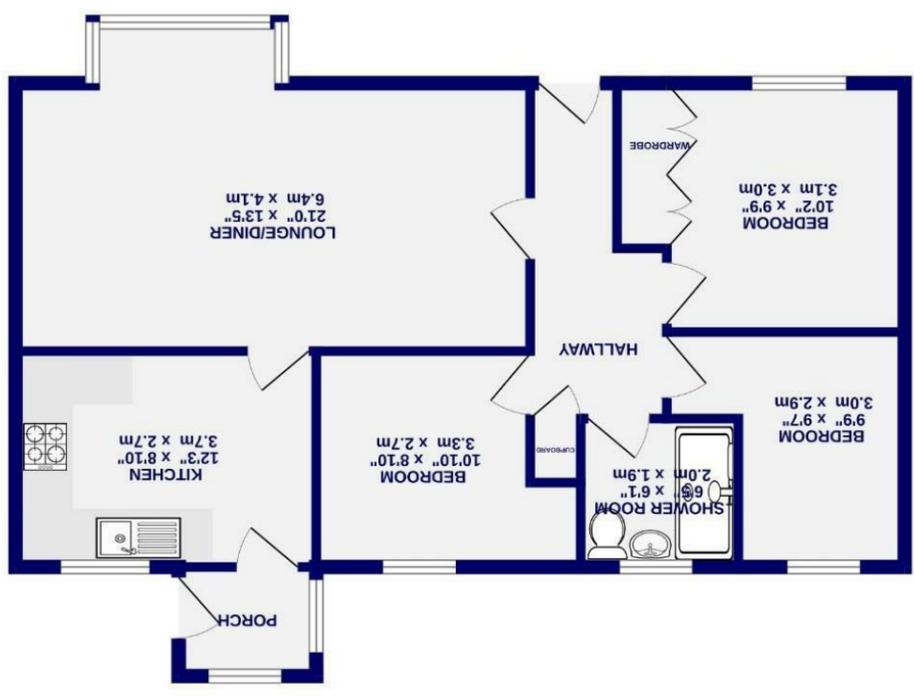


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Wheatcroft Strensall, York YO32 5AE

Freehold
Council Tax Band - C

- Detached Bungalow
- Three Bedrooms
- Garage & Driveway Parking
- Popular Village Setting
- Landscaped Rear Garden
- Well Presented Throughout
- Ready To Move Into
- EPC - C



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.

TOTAL FLOOR AREA: 762 sq. ft. (70.8 sq.m.) approx.
 Measurements are taken to the face of the walls, unless otherwise stated.
 The area of the garden is approximately 1000 sq. ft. (93 sq.m.) approx.
 The area of the driveway is approximately 100 sq. ft. (9.3 sq.m.) approx.
 The area of the porch is approximately 20 sq. ft. (1.9 sq.m.) approx.
 The area of the kitchen is approximately 120 sq. ft. (11.1 sq.m.) approx.
 The area of the lounge/diner is approximately 280 sq. ft. (26.0 sq.m.) approx.
 The area of the bedroom is approximately 80 sq. ft. (7.4 sq.m.) approx.
 The area of the bedroom is approximately 90 sq. ft. (8.3 sq.m.) approx.
 The area of the bedroom is approximately 90 sq. ft. (8.3 sq.m.) approx.
 The area of the shower room is approximately 12 sq. ft. (1.1 sq.m.) approx.
 The area of the hallway is approximately 10 sq. ft. (0.9 sq.m.) approx.
 The area of the porch is approximately 20 sq. ft. (1.9 sq.m.) approx.
 The area of the wardrobe is approximately 10 sq. ft. (0.9 sq.m.) approx.
 The area of the kitchen is approximately 120 sq. ft. (11.1 sq.m.) approx.
 The area of the lounge/diner is approximately 280 sq. ft. (26.0 sq.m.) approx.
 The area of the bedroom is approximately 80 sq. ft. (7.4 sq.m.) approx.
 The area of the bedroom is approximately 90 sq. ft. (8.3 sq.m.) approx.
 The area of the bedroom is approximately 90 sq. ft. (8.3 sq.m.) approx.
 The area of the shower room is approximately 12 sq. ft. (1.1 sq.m.) approx.
 The area of the hallway is approximately 10 sq. ft. (0.9 sq.m.) approx.
 The area of the porch is approximately 20 sq. ft. (1.9 sq.m.) approx.
 The area of the wardrobe is approximately 10 sq. ft. (0.9 sq.m.) approx.



Wheatcroft
Strensall, York
YO32 5AE

£385,000



Set to the north of York, this truly wonderful detached bungalow is well placed for access to good transport links as well as the array of local amenities Strensall has to offer. Set just outside of York's outer ring road, this bungalow is within easy reach of Haxby/Wigginton, Clifton Moor Shopping Centre and Monks Cross, and benefits from regular bus connections to the city centre.

Well presented throughout, this property is ready to move into and offers plenty of accommodation. Internally the property comprises an entrance hall, generous living room and a stylish kitchen set to the rear. Offering a range of integrated appliances, this kitchen also provides a range of storage with granite worktops. Beyond is a porch that looks out to the garden.

Across the hall are three bedrooms and a three piece shower room.

Externally the property offers a spacious driveway for multiple vehicles, side access to the detached garage and a wonderful garden to the rear which is private in nature. Predominately consisting of lawn, the garden also offers patio and flower bed areas, along with a greenhouse and summerhouse.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band- C

