

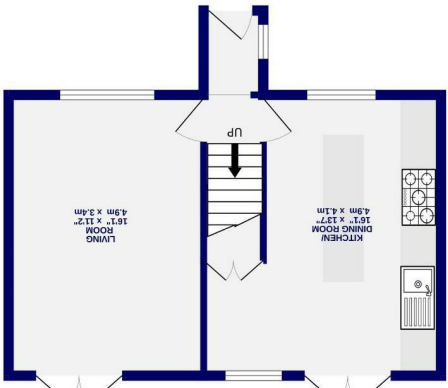


Barley Rise Strensall, York YO32 5AB

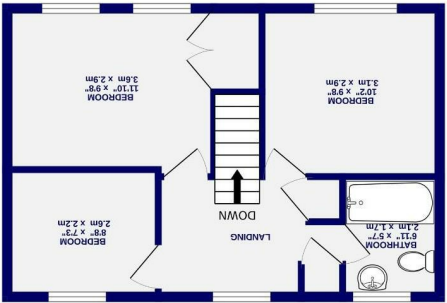
Freehold
Council Tax Band - C

- Semi Detached House
- Three Bed House
- Fully Renovated
- Driveway and Garage

- Modern Open Plan Kitchen With Island
- Large South Facing Garden
- EPC TBC



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is included in the plan the purchaser will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for information only and does not constitute a contract. The plan is for information only and does not constitute a contract. The plan is for information only and does not constitute a contract.

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 areas, 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 statements contained in these particulars. 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.

Barley Rise
Strensall, York
YO32 5AB

£325,000

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A beautifully modernised three bedroom semi-detached home with a stunning open-plan kitchen, south-facing garden and garage, located in the ever-popular village of Strensall.

Situated on a quiet residential street in the sought-after village of Strensall, this stylish and well-presented three bedroom semi-detached house has been fully renovated throughout to offer modern living with a touch of classic charm. The property is perfect for families, couples, or professionals looking for a ready-to-move-into home within easy reach of York.

A welcoming entrance hallway leads through to a superb open-plan kitchen and dining space. The kitchen has been thoughtfully designed with neutral shaker-style units, a striking grey quartz worktop, and a central island – perfect for entertaining or family life. Integrated appliances are neatly built in, including a wine fridge and range cooker and the dining area benefits from French doors opening onto the rear garden, bringing the outdoors in.

To the front of the home is a bright and airy living room with dual-aspect windows and additional French doors leading to the garden. Wood-effect flooring runs throughout the ground floor, adding warmth and continuity to the space.

Upstairs, there are three generously sized bedrooms, all beautifully presented, along with a recently renovated three-piece family bathroom featuring stylish tiling and a shower over the bath.

Outside, the property really comes into its own. The south-facing rear garden has been thoughtfully landscaped to include a patio seating area, raised decking and lawn, along with a garden shed. To the front is a lawned garden, driveway parking, and access to a single garage.

Strensall offers a wide range of local amenities including schools, shops, parks and pubs, with excellent transport links to York city centre and surrounding areas.

Offered in excellent condition throughout, an early viewing is highly recommended.

Council Tax Band - C

