



Ox Carr Lane

Strensall

York

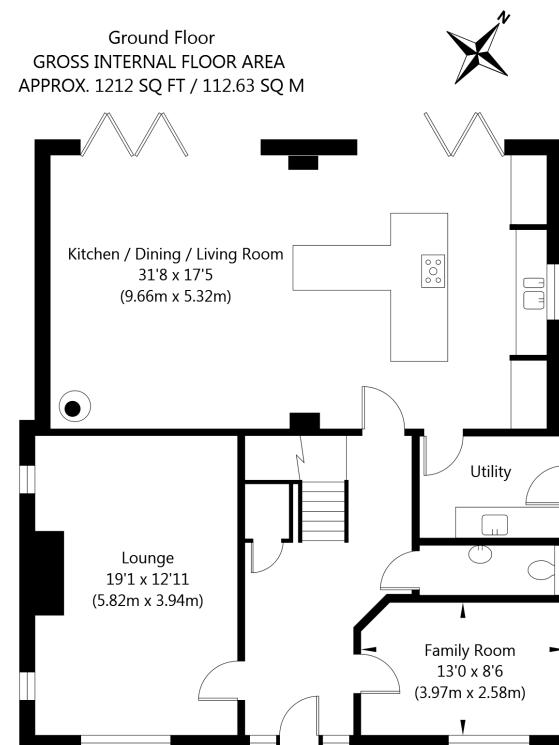
YO32 5TD

Situated on a third of an acre plot, this attractive individual architect designed house offers 4 double bedrooms, 3 bathrooms and a fabulous 31ft kitchen/dining/living room onto the large private rear garden.

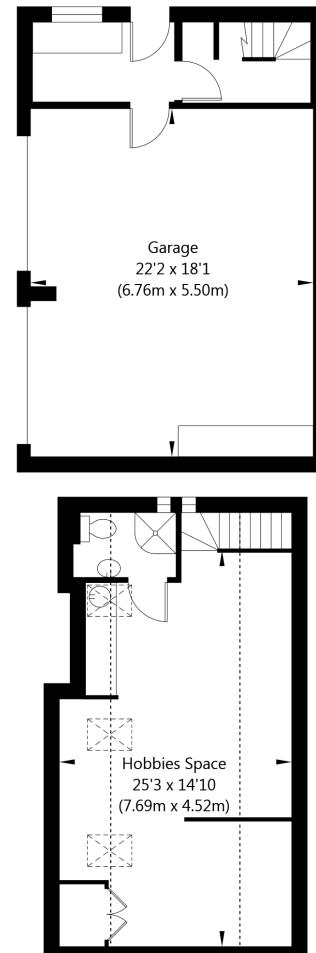
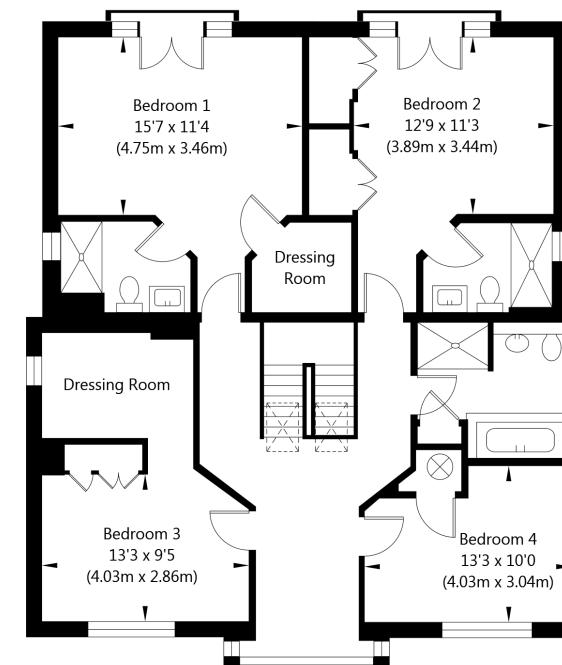
The ground floor offers the layout many buyers are looking for with an impressive open plan kitchen/dining/living room complimented by a separate formal lounge, a family room, utility room and a cloakroom/WC off the large entrance hallway. The kitchen/dining/living room really steals the show with bi-folding doors that open up to create a feeling that the rear deck is an extension of the living space when the weather allows. The kitchen area is fitted with stylish modern wall and base units and an island in contrasting colours with white composite worktops. There are fitted appliances including two ovens, an induction hob with overhead ceiling extractor, a fridge/freezer and a dishwasher. A built in dining table extends out from the kitchen and the living area has plenty of space for large comfy sofas and there is a log burner for creating a cosy feel in the winter. There are large floor tiles, inset ceiling downlighters and a door leads to the separate utility room which has space for a washing machine and tumble dryer and there is a door out to the side garden.

The dual aspect lounge is at the front and features a limestone tiled fireplace with inset stove style fire. The separate family room also has a window to the front and would be great as a playroom.

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1212 SQ FT / 112.63 SQ M



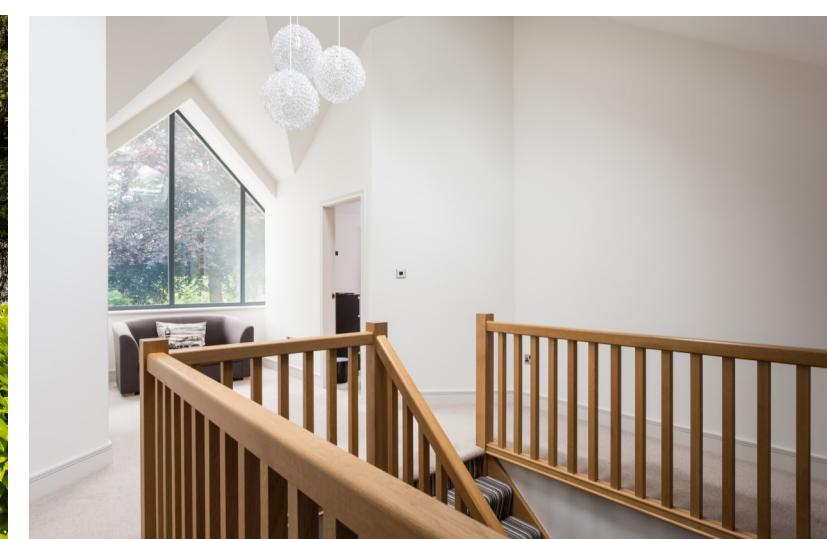
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1237 SQ FT / 114.91 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2449 SQ FT / 227.54 SQ M - (Excluding Garage)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.





An oak staircase leads up the superb first floor landing which features a vaulted ceiling with skylights and a full height glazed gable at the front providing excellent views over Strensall Common opposite and provides space for a comfortable chair or study area. The two main bedroom suites enjoy views over the rear garden through the full height glazed doors that open to glass Juliet balconies. Both bedrooms have stylish ensuite shower rooms/WC's and the master bedroom has a walk-in dressing room. The second bedroom has built in wardrobes and is an ideal guest suite. There are two further double bedrooms including one with a large ensuite dressing room that was designed to be converted into as separate fifth bedroom if required. The modern family bathroom/WC has a four piece suite with a large shower enclosure.

Built in 2013, the property has the significant benefit of concrete floors on both the ground and first floor levels with gas underfloor heating and a 10 year structural warranty. There are solar thermal panels on the roof that provide hot water, the windows are double glazed and the house has an Energy Performance rating (EPC) of B.

The property is set back behind a deep gravelled driveway providing ample off street parking. There is a large detached garage building incorporating a double garage and a fantastic first floor hobbies space.

The large rear garden has decked seating areas, an extensive lawn, planted borders and a mature wooded backdrop beyond which is a nature reserve.

The house is situated in the popular village of Strensall just 5.9 miles north of York City centre. The Robert Wilkinson Primary School is in the village and the property is within the catchment area for the highly regarded Huntington Secondary School. The York Golf Club is less than a mile away alongside Strensall Common.

#### Council Tax

Band G. 2018/2019 - Approx. £2651.





## Office details:

**YOUR MOVE ANSCOMBS**

31-32 Colliergate

York

YO1 8BN

Tel: 01904 621532

email: [york@your-move.co.uk](mailto:york@your-move.co.uk)



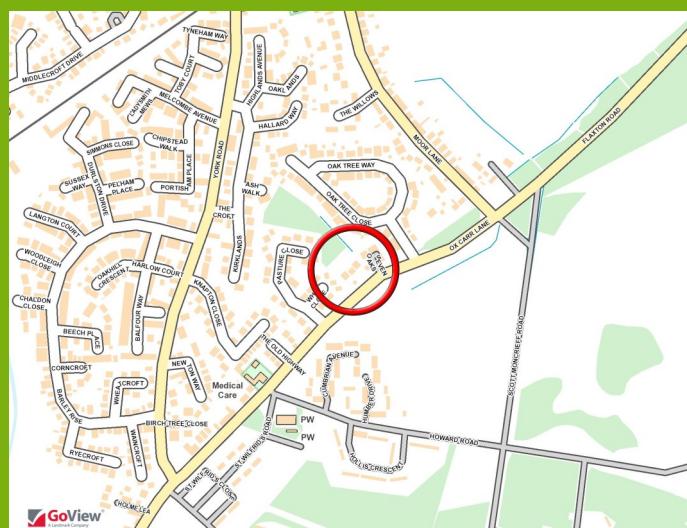
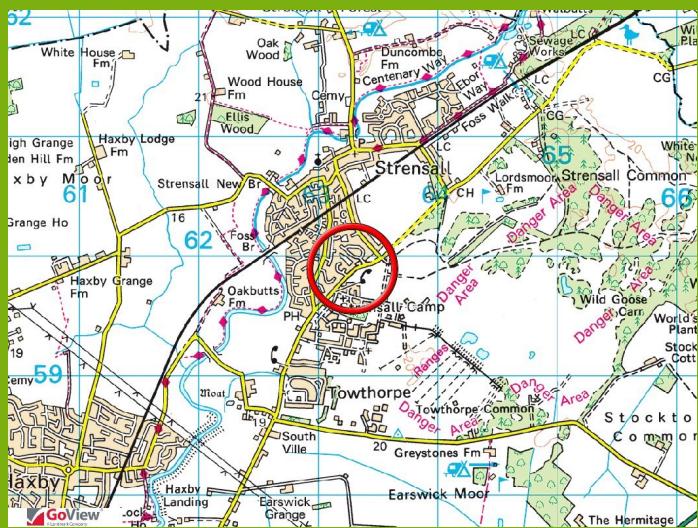
**YOUR MOVE ANSCOMBS** is a trading name of Anscombs Ltd. Registered in England No: 5097600. Registered Office: 31-32 Colliergate, York YO1 8BN. **YOUR MOVE ANSCOMBS** is an independently owned and operated business, operated under licence from yourmove.co.uk Ltd. **YOUR MOVE ANSCOMBS** is an appointed representative of First Complete Limited which is authorised and regulated by the Financial Conduct Authority (FRN: 435779) for mortgage and non-investment insurance advice. We are a member of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 **YOUR MOVE**  
ANSCOMBS

[www.your-move.co.uk/york](http://www.your-move.co.uk/york)





[www.your-move.co.uk/york](http://www.your-move.co.uk/york)

01904 621532

 YOUR MOVE  
ANSCOMBS