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4 Waltham Close, Strensall, York, YO32 5SX

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Guide Price £595,000

We are delighted to bring to market this spacious and modern five-bedroom detached family home, thoughtfully designed for contemporary living. The ground floor comprises a welcoming entrance hall, a stylish breakfast kitchen, a formal dining room, a generous living room and conservatory, a practical utility room and at WC.

The first floor offers three well-appointed bedrooms, including a principal suite with a dressing area and an ensuite shower room, along with a modern house bathroom. The second floor hosts two additional bedrooms, providing flexibility for growing families, guests, or home office space.

Outside, the property boasts beautifully maintained gardens to three sides, predominantly laid to lawn with a variety of seating areas perfect for outdoor entertaining. A paved driveway offers ample off-street parking and leads to a detached double garage.

Set in a cul-de-sac with picturesque countryside views, this exceptional home must be viewed to fully appreciate the generous accommodation and idyllic setting on offer.

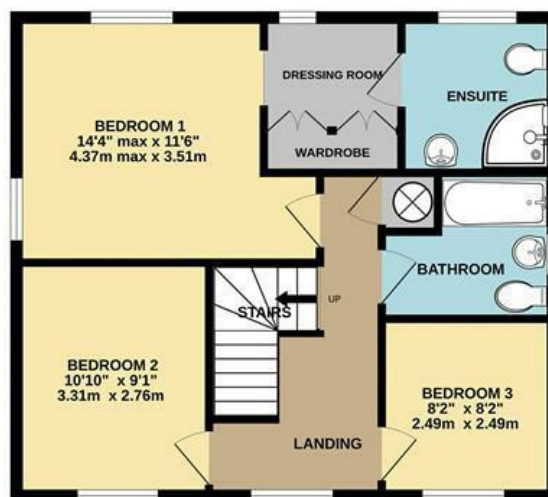
EPC Rating: D Council Tax Band: F

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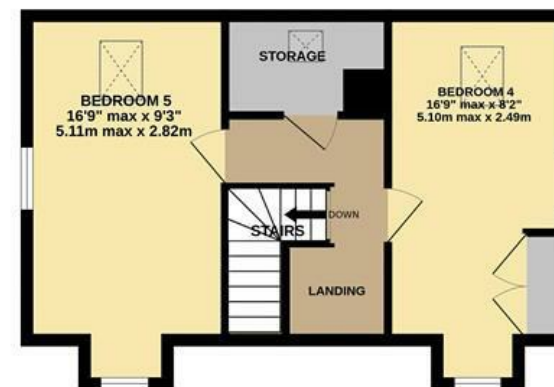
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **Five Bedroom Detached Family Home**
- **Two Reception Rooms**
- **Well Maintained Gardens**
- **EPC Rating: D Council Band: F**
- **Set Over Three Floors**
- **Breakfast Kitchen**
- **Driveway Parking**
- **Principal Bedroom With Dressing Area & Ensuite**
- **Conservatory**
- **Detached Double Garage**

Property Description

Upon entering the property, you're greeted by a spacious entrance hall that serves as the central hub to the main living areas—including the dining room, breakfast kitchen, and lounge. The dining room and kitchen are beautifully appointed with bay windows that frame stunning views of the expansive front garden and open countryside beyond.

The breakfast kitchen, fitted by Howdens, features a range of stylish wall and base units, complementary worktops, and a ceramic sink with mixer tap. It comes fully equipped with integrated appliances including a fridge/freezer, five-ring gas hob with extractor hood, three electric ovens (two with grills), and a dishwasher. Adjacent to the kitchen is a practical utility room, complete with an additional sink, mixer tap, and plumbing for a washing machine. From here, you'll also find access to a WC and an external door leading into the conservatory.

The entrance hall, finished with attractive Karndean flooring—also found in the dining room, living room and two of the bedrooms—provides access to the generously sized living room, the staircase to the first floor, and an understairs storage cupboard. The living room features a gas fire set within a decorative surround, a side window, and glazed French doors along with an additional rear window that open into and overlook the conservatory.

Completing the ground floor is a large conservatory, offering additional living space and enjoying panoramic views of the beautifully maintained gardens.

On the first floor, the landing provides access to three well-proportioned bedrooms, the house bathroom, and an airing cupboard. The principal bedroom benefits from a dedicated dressing area with built-in wardrobes, along with a private ensuite shower room featuring a corner shower cubicle, hand wash basin, and WC. The house bathroom is fitted with a bathtub and shower over, a pedestal wash basin, and a WC.

A staircase from the first-floor landing leads up to the second floor, where you'll

find two additional bedrooms—one of which includes built-in wardrobes. Completing the second floor is a generously sized and versatile storage room.

Externally, the property enjoys beautifully maintained front and rear gardens with open views, a large driveway providing ample off-road parking, and a double garage with power and lighting.

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





