



HUNTERS[®]

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Situated in a tucked away cul-de-sac within the popular village of Strensall, this well-presented two double bedroom detached bungalow enjoys attractive gardens and is offered to the market with no onward chain. Featuring a well fitted kitchen, a spacious lounge/diner, and two bedrooms with fitted wardrobes, the property is ideally suited to a range of buyers. Externally, there are well-maintained front and rear gardens, a detached garage, driveway, and a delightful rear garden with patio, summer house, and outbuilding. Conveniently located for local schools and amenities, this is a fantastic opportunity in a sought-after village setting. EPC Rating: D, Council Tax Band: C

Property Description

Upon entering the property, you are welcomed into a central entrance hall with doors leading to the dining lounge, kitchen, two bedrooms and the shower room. Positioned to the front elevation, the dining lounge offers generous space for both seating and dining areas, complemented by a decorative fireplace with a gas fire and dual front-facing windows allowing for plenty of natural light.

The kitchen is fitted with a range of wall and base units, providing ample worktop space including a breakfast bar area, alongside a selection of integrated appliances and space with plumbing for a washing machine. A door leads through to a rear entrance/utility area, which in turn provides access to the rear garden.

The shower room is appointed with a step-in shower cubicle, WC and a hand wash basin set within a vanity unit, further enhanced by underfloor heating and an opaque window.

There are two bedrooms, both benefitting from built-in wardrobes, completing the internal accommodation.

Externally, the property offers a driveway to the front leading to a detached garage, alongside a gravelled garden with planted shrubs and hedged boundaries. To the rear is a private, enclosed garden, predominantly laid to lawn with well-stocked borders, a paved patio area, and the addition of a summer house and garden shed. There is a footpath to the side giving a convenient pedestrian route to York Road via local amenities.

The property further benefits from UPVC double glazing and gas central heating throughout.

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.

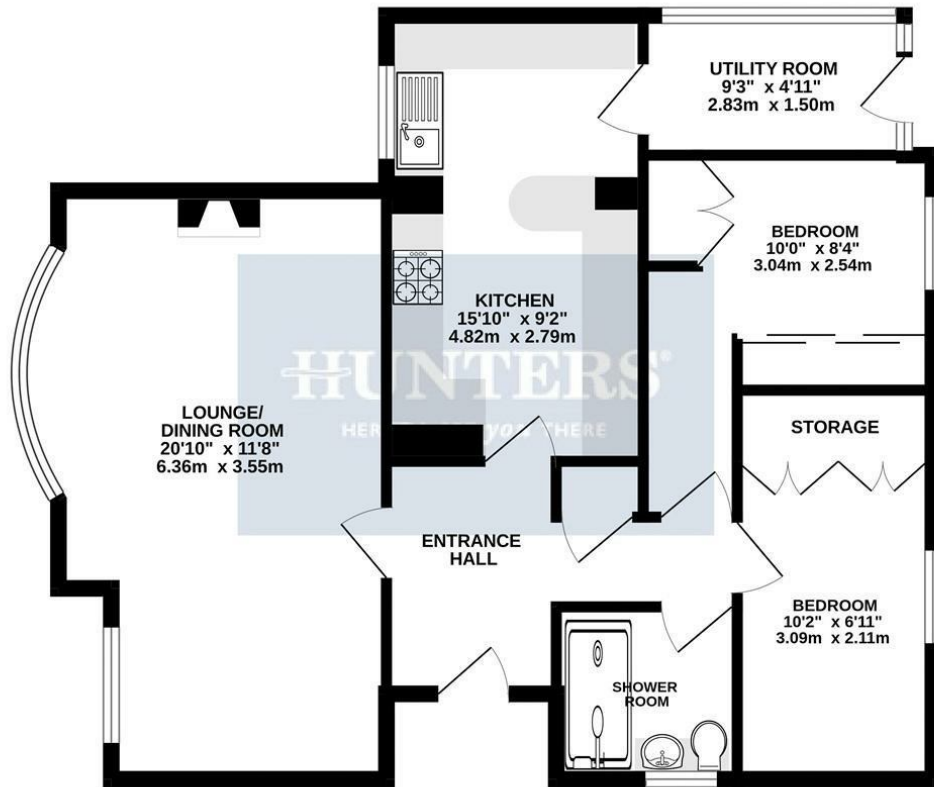




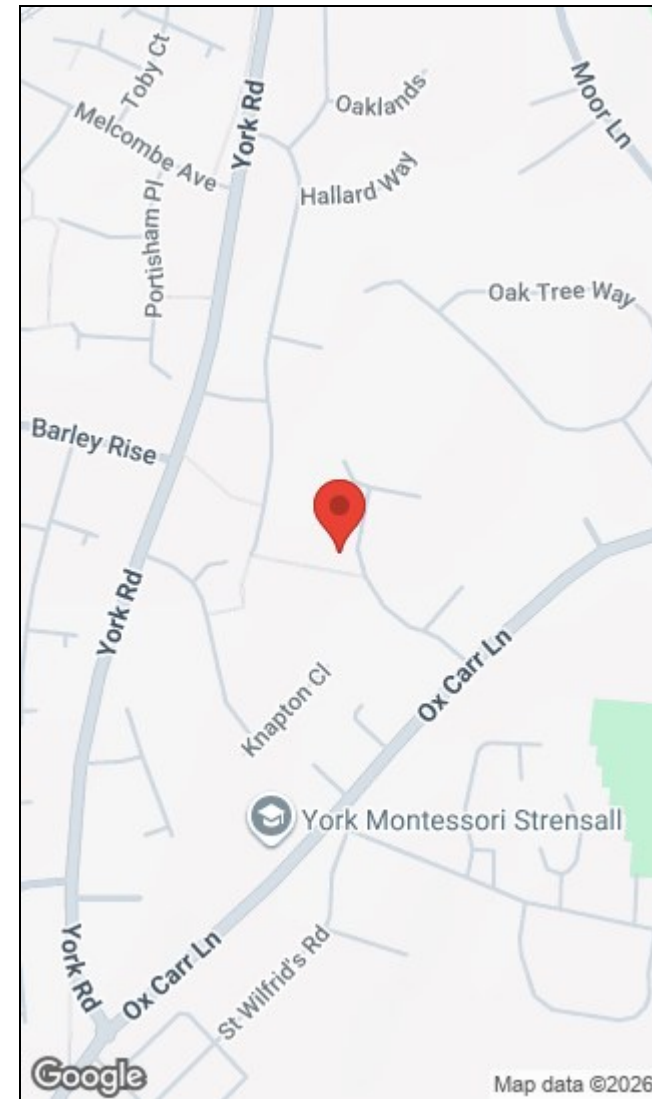




GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 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		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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