



Littlethorpe Close, Strensall, York

£350,000

Stephensons
estate agents & chartered surveyors

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Littlethorpe Close,
York YO32 5WR

Est. 1871

£350,000

Situated within a quiet cul-de-sac in the heart of the ever-popular village of Strensall, this extended home offers generous and versatile accommodation, a private rear garden, garage and driveway parking, all presented in good condition throughout and offered to the market with no onward chain.

The property provides over 1,000 sq ft of well-balanced living space and has been thoughtfully extended to create excellent family accommodation. Upon entering, a welcoming hallway leads through to a spacious sitting room enjoying plenty of natural light from the front elevation. To the rear, the extension creates a separate dining room with French doors opening onto the garden, offering an ideal space for both everyday living and entertaining.

The kitchen is fitted with a range of oak-style wall and base units, generous worktop space and room for a range cooker, complemented by a useful utility area and ground floor WC. To the first floor, as a result of the extension there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern house bathroom serves the remaining bedrooms.

Externally, the property benefits from a driveway providing off-street parking, an integral garage and an enclosed rear garden with patio seating area and lawn. A timber garden room/summerhouse provides excellent additional space for home working, hobbies, a gym or relaxation.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 1600 Mbps*

EPC Rating: C

Council Tax: C

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Strensall continues to be one of York's most sought-after villages, offering a range of shops, cafés, pubs, a primary school, doctors' surgery and excellent transport links into York city centre. The surrounding countryside, woodland walks and nearby Strensall Common further enhance the appeal of this thriving village location.

Partners:

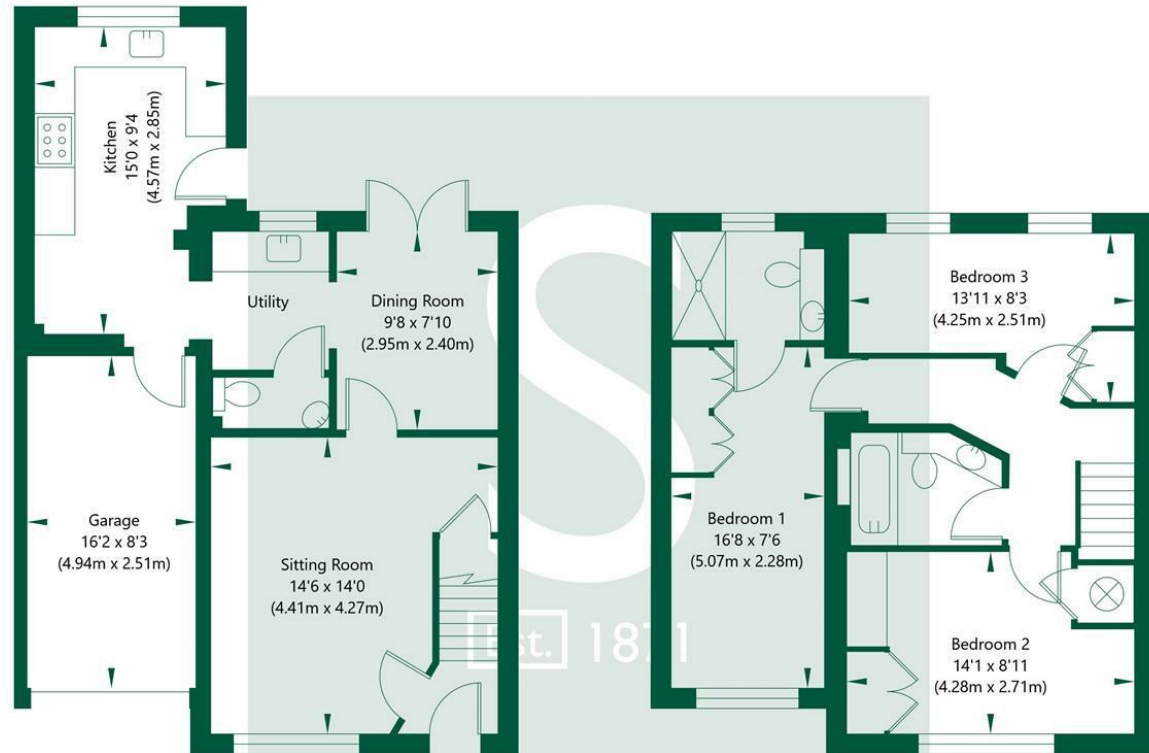
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N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
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Littlethorpe Close , Strensall, York, YO32 5WR



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 482 SQ FT / 44.76 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 533 SQ FT / 49.52 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1015 SQ FT / 94.28 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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