



## The Sidings, Strensall, York

Offers In Excess Of £550,000

**Stephensons**  
estate agents & chartered surveyors

# S

Est. 1871

## The Sidings, York YO32 5WJ

Offers In Excess Of £550,000

A contemporary detached house set within this exclusive development featuring a modern breakfast kitchen, master and guest bedroom suites and a detached double garage with generous gardens.

This immaculately presented, former show house, is set within the exclusive Sidings Development, and offers a substantial 3 storey, 4 bedroom family living accommodation which is being offered for sale with both vacant possession and no onward chain.

Strensall remains one of the region's most sought-after village locations with an abundance of local amenities in addition to the quick and easy access to both the city centre of York, Vanguard Shopping Park, and A64 York to Leeds Road.

Internally, the property is entered through a glazed front entrance door into a spacious reception hall having a staircase leading to the first floor with built-in under stairs storage. The hall includes a radiator and Oak flooring.

There is a downstairs cloakroom which benefits from a low flush W.C., and bracketed wash hand basin with tiled splashbacks. The cloakroom houses a single radiator, as well as the Ideal gas fired central heating boiler.

One of the feature rooms of the property, is the open plan breakfast kitchen which has a contemporary range of built-in units to 3 sides with Granite worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with Granite upstands. Included within the sale is a Rangemaster cooker with matching extractor canopy. The kitchen includes an integrated dishwasher, washing machine and built-in fridge and freezer units. There is ample space for a freestanding dining table as well as tiled flooring, ceiling down lighters, radiator and uPVC framed double glazed French doors leading out onto the rear gardens beyond.

The principal reception room is a spacious lounge featuring a living flame coal effect gas fire set on a marble hearth with matching surround. French doors to the rear elevation lead out onto the gardens beyond and the lounge benefits further from a television aerial point and 2 radiators.

The first floor landing services the entirety of the first floor accommodation and has a staircase leading to the second floor and radiator.

The master bedroom has a bank of built-in wardrobes with matching chest of draws and



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity,  
Water and Sewerage are understood to be  
connected  
Broadband Coverage: Up to 2000\* Mbps  
download speed  
EPC Rating: C  
Council Tax: F - City of York  
Current Planning Permission: No current  
valid planning permissions

Viewings: Strictly via the selling agent -  
Stephensons Estate Agents - 01904  
809900

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



dressing table. There is an en-suite shower room with a low flush W.C., wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The en-suite includes a shaving socket, extractor fan, and radiator.

Bedroom 2 is located at the front of the property, having a bank of floor to ceiling wardrobes and both first floor bedrooms benefit from radiators and television points.

The house bathroom is located on the first floor being of an excellent size and having a low flush W.C., wash hand basin set in a vanity surround and inset bath. There is a separate corner shower cubicle with full height tiled splashbacks, in addition to an extractor fan, ceiling down lighters, radiator, and shaving socket.

The second floor landing has a radiator, double glazed Velux roof light and houses the airing cupboard with pressurised hot water cylinder.

The guest bedroom suite is located on the second floor of the property and has a built-in bed surround with twin double fronted wardrobes, in addition to a chest of draws, bedside units, and dressing table. There is an en-suite shower room which benefits from a low flush W.C., wash hand basin and walk-in shower cubicle with tiled surround. The en-suite has a heated towel rail, ceiling down lighters, extractor, shaving socket and double glazed Velux roof light.

Bedroom 4 is a further generous double room with twin double fronted wardrobes, chest of draws and dressing table. Bedroom 4 also includes the loft hatch.

Both second floor bedrooms, again, benefit from radiators and television aerial points.

The property occupies an outstanding plot, set within this exclusive development, being accessed directly off The Sidings onto a block paved hammerhead driveway which provides off street parking for numerous vehicles and in turn accesses the detached double garage.

The garage is of brick and tile construction having remote activated up and over garage door and is equipped with light and power. The garage has a loft with loft hatch, providing additional, and very useful, storage potential.

The property's front garden is partially lawned with planted front and side borders. In addition, there is a secondary planted border adjoining the garage with a secluded area of lawn, situated to the rear of the garage, which is also included within the sale. Gated access from the driveway leads through into the rear.

Running full width across the rear elevation is a substantial flagged patio, providing ample space for garden furniture, ideal for outside entertaining.

The rear garden is centrally laid to lawn, with planted borders in addition to a circular, rear patio which captures the evening sun.

The rear garden is fully enclosed to all sides by fenced and hedged boundaries, and a timber-built shed is included within the sale.

There is no doubt that this property offers an ideal opportunity for both young and mature families, and an early inspection is strongly recommended.

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.



## Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

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