



Barley Rise, Strensall, York

£435,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)

# S

Barley Rise,  
York YO32 5AA

Est. 1871

£435,000

Offered for sale with no onward chain, this substantial detached bungalow occupies a generous corner plot and provides nearly 1,000 sq ft of well-balanced accommodation, making it an excellent opportunity for those seeking spacious single-level living in a popular residential location.

The property has been well maintained throughout and offers a versatile layout that will appeal to a range of buyers. At the heart of the home is an impressive dual-aspect sitting room measuring over 19ft in length, creating a bright and welcoming space with ample room for both relaxation and entertaining. The fitted kitchen provides an excellent range of storage and worktop space, while enjoying a pleasant outlook over the rear garden.

The accommodation includes two generous double bedrooms, both benefiting from built-in wardrobes, alongside a family bathroom and en suite WC from the master. A separate dining room provides valuable flexibility and could easily serve as a third bedroom, home office or hobby room depending on individual requirements, making the layout adaptable to changing needs.

Externally, the bungalow enjoys a particularly attractive position, occupying a larger-than-average corner plot with neatly maintained gardens wrapping around the front, side and rear. The outside space offers a good degree of privacy and plenty of room for keen gardeners to enjoy, whilst



Tenure: Freehold

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

Broadband: Up to 1600 Mbps\*

EPC Rating: D

Council Tax: E

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.



remaining manageable in size. The generous frontage enhances the property's kerb appeal and contributes to the sense of space rarely found with modern homes.

A driveway provides off-street parking and leads to the detached garage, which benefits from power, lighting and an electric roller door. The overall plot offers excellent outdoor space and further versatility, while the accommodation itself is ready to move into and enjoy.

Barley Rise is conveniently positioned for access to local amenities, shops and transport links, while York city centre and the outer ring road are both easily reached. One of the area's most appealing features is the nearby parade of shops on Barley Rise, home to a popular independent coffee house/café, convenience store and a selection of local businesses. This well-used hub serves the surrounding community and offers excellent convenience within easy walking distance of the property.

Combining spacious accommodation, flexible living space, a generous plot and the advantage of no onward chain, this is a rare opportunity to acquire a detached bungalow in a well-established residential setting.

## 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

## Barley Rise, York, YO32 5AA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1158 SQ FT / 107.59 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2026

