

Ashtons

Kirklands, Strensall, York, YO32 5WX

Kirklands
Strensall, York
YO32 5WX

£450,000

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Ashtons Estate Agents are delighted to offer to the market this beautifully presented four-bedroom detached family home, ideally positioned within the sought-after village of Strensall, to the north of York. The village offers an excellent range of everyday amenities, including independent shops, cafés and eateries, together with regular bus connections into York city centre and the railway station. There are also well-regarded schools nearby, making this a particularly appealing setting for families.

From the moment you arrive, it is clear that this is a home that has been exceptionally well cared for, with a lovely approach and attractive gardens framing the property. An extended entrance porch opens into the welcoming hallway, leading through to the impressive open-plan living and dining space. This is a wonderful room for both everyday family life and entertaining, with dual-aspect windows drawing in plenty of natural light, while the focal fireplace and warm wooden flooring create a cosy and inviting feel. The breakfast kitchen is equally appealing, fitted with an excellent range of Shaker-style wall and base units, complementary worktops and attractive herringbone flooring. There is ample room for a breakfast or dining table, with doors providing direct access to the rear garden. A useful utility cupboard is neatly tucked away, while internal access leads through to the substantial integral garage, adding valuable practicality.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. The principal bedroom is a particular highlight, positioned to the front of the house and offering generous proportions together with built-in wardrobes. The spacious ensuite is beautifully appointed with a bath and wash hand basin set within a Shaker-style vanity unit. A separate family shower room serves the remaining bedrooms.

















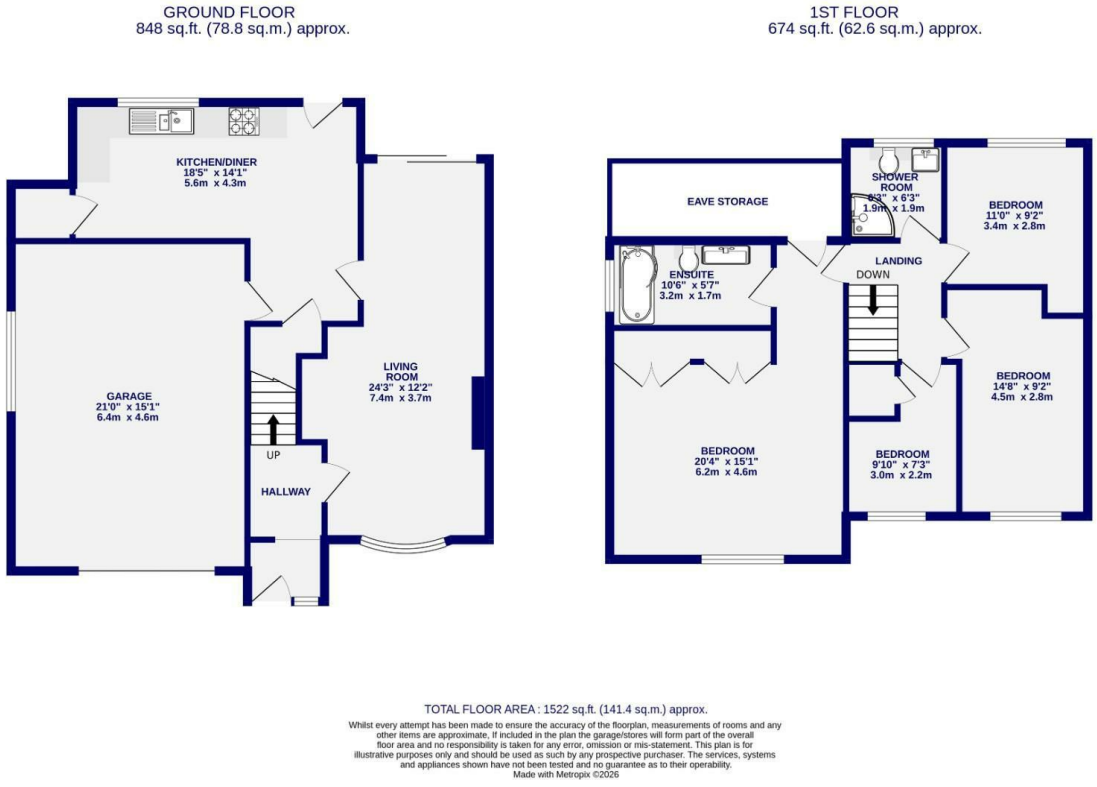




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Freehold
Council Tax Band - D

- Beautifully Presented Detached Family Home
- Four Well-Proportioned Bedrooms
- Sought-After Strensall Village Location
- Generous Principal Bedroom Suite
- Spacious Open-Plan Living And Dining
- Stylish Shaker-Style Breakfast Kitchen
- Substantial Integral Garage
- Attractive Established Gardens
- Driveway Parking
- EPC D



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area 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.
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Ashtons

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