HUNTERS®

HERE TO GET *you* THERE



Ryecroft

Strensall, York, YO32 5AG

Guide Price £250,000

2 1 1

Council Tax: C





14 Ryecroft

Strensall, York, YO32 5AG

Guide Price £250,000







Strensall

Strensall is a highly sought-after village located just north of York, offering an excellent range of local amenities including a variety of shops, cafés, pubs, a pharmacy, medical centre and well-regarded primary school. The village also benefits from beautiful countryside walks, access to Strensall Common, a popular golf club, and regular bus services providing convenient links into York city centre and surrounding areas, making it an ideal location for families and commuters alike.

Property Description

The property is entered via an entrance lobby, which leads into an inner hallway and through to a spacious lounge/dining room. A front-facing window allows plenty of natural light to fill the room, while a doorway leads through to the kitchen. Overlooking the rear garden and surrounding fields, the kitchen is fitted with a range of wall and base units, complemented by laminate worktops and splashbacks. Integrated appliances include a gas hob, extractor hood and oven, alongside a fridge/freezer, washing machine and slimline dishwasher.

To the first floor are two generously proportioned double bedrooms and a family bathroom/WC. The bathroom benefits from a window, part-tiled walls and a shower over the bath.

Externally, the property enjoys a lawned front garden, with a side driveway providing off-street parking and access to a detached garage, complete with power and lighting. The attractive south-facing rear garden is a particular feature, offering a lawned area, a decked seating space adjoining the house and a further seating area beneath a pergola at the far end. This provides an ideal setting for outdoor dining, relaxation and enjoying the far-reaching countryside views.

Further benefits include gas central heating, double glazing and an Energy Performance Certificate rating of C.

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.









Road Map



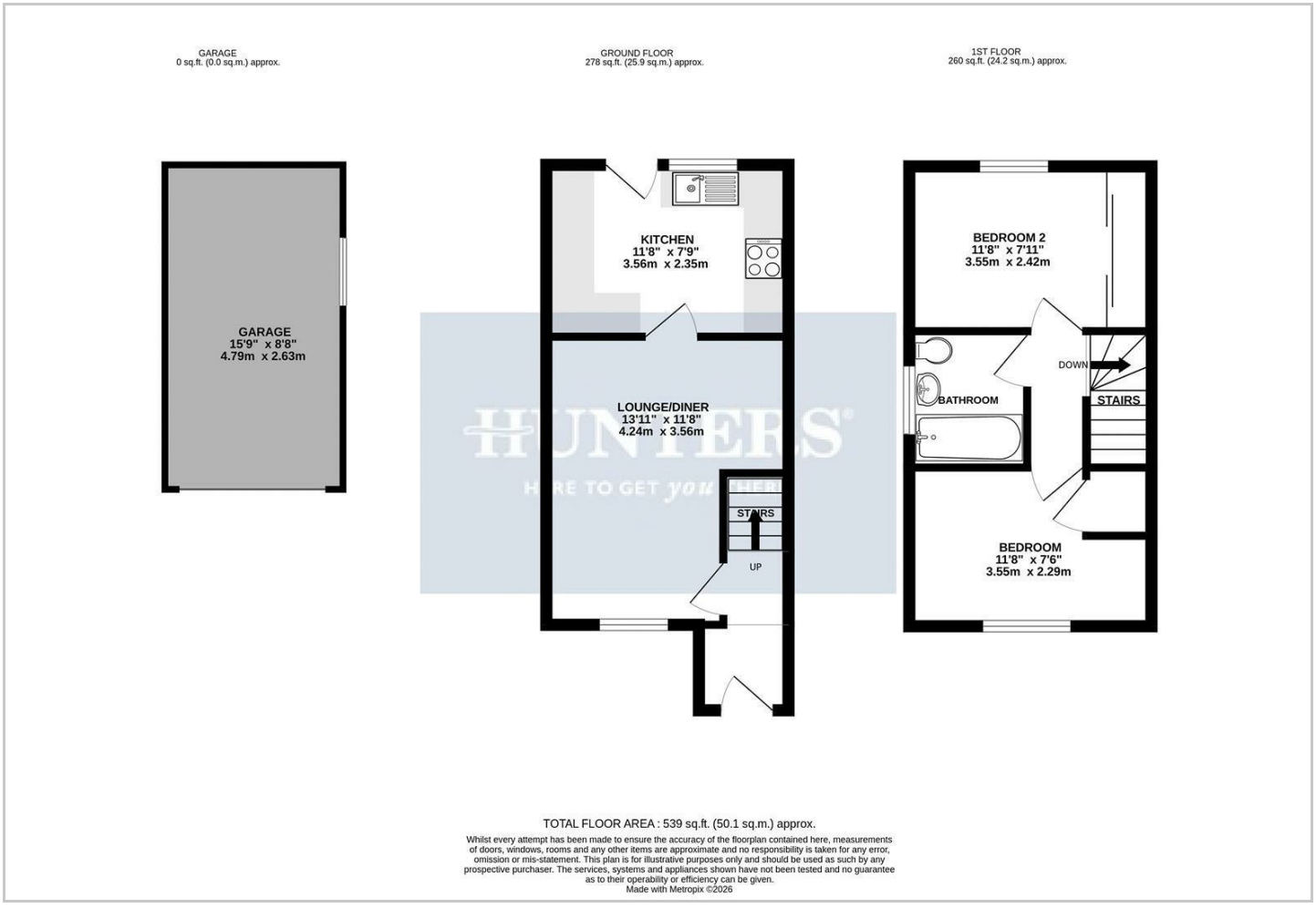
Hybrid Map



Terrain Map



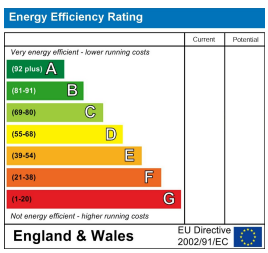
Floor Plan

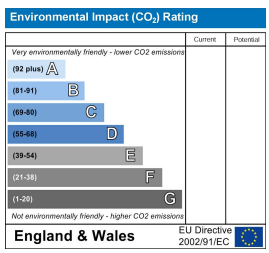


Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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