HUNTERS®

HERE TO GET *you* THERE

Barley Rise

Strensall, York, YO32 5AB

Offers In The Region Of £230,000

2 1 1 D

Council Tax: B

55 Barley Rise

Strensall, York, YO32 5AB

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DESCRIPTION

Offered to the market with no onward chain this 2 bed semi detached bungalow is located in the sought after village of Strensall about 7 miles north of York. The property benefits from an updated kitchen and bathroom as well as UPVC double glazing and gas central heating. The paved driveway leads to a detached garage. The rear garden is low maintenance and has been landscaped to provide an area to sit out and enjoy.

The location on Barley Rise is handy for getting to York as well as a bus route to the city on the nearby York Road. We encourage a viewing asap to appreciate what this bungalow has to offer. Call Hunters Haxby on 01904 750555

ACCOMMODATION

Enter via UPVC door to the front

KITCHEN

12'0" x 8'1" (3.66m x 2.46m)

Fitted kitchen with range cooker with filter hood above, one and half sink drainer, space for washing machine, space for fridge freezer. Window and doors to front and side. Cupboard housing gas boiler.

LIVING ROOM

17'0" x 9'8" (5.18m x 2.95m)

Bow window to the front

INNER HALL

Storage cupboard, doors to bedrooms and bathroom

BEDROOM 1

11'11" x 9'8" (3.63m x 2.95m)

Window to the rear

BEDROOM 2

8'7" x 8'0" (2.62m x 2.44m)

Window to the rear

BATHROOM

7'11" x 4'9" (2.41m x 1.45m)

Bath with plumbed in shower and screen, pedestal wash hand basin, close coupled wc, opaque window to side

OUTSIDE

The property benefits from low maintenance gardens and a gravelled area at the front, The paved driveway leads to the detached garage with up and over door and power laid on. The rear garden features a raised paved seating area and artificial grass lawn.

MATERIAL INFORMATION

Tenure Type: Freehold
Council Tax Banding: B (City of York)
EPC Rating: D
Service : Mains Water, Electric and Gas
Ofcom Broadband Information: Standard 14mbps, Superfast 74 mbps

ANTI MONEY LAUNDERING CHECKS

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

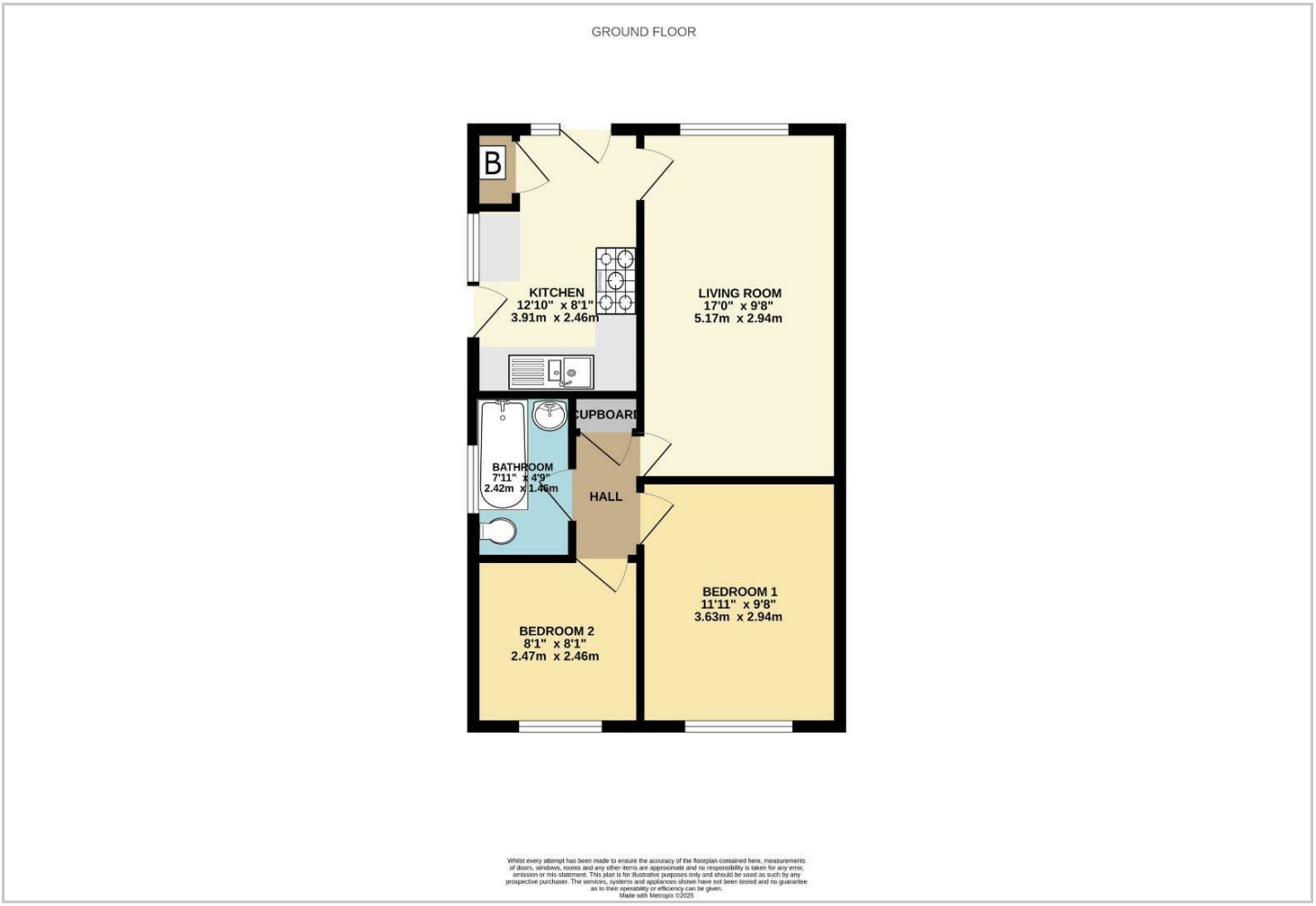
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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

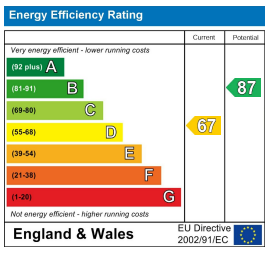
Floor Plan

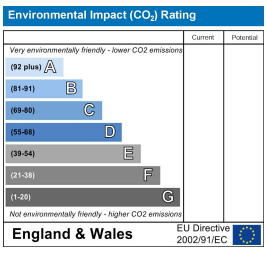


Viewing

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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