



HUNTERS[®]
HERE TO GET *you* THERE



Located in the popular village of Strensall, this three-bedroom home offers well-proportioned accommodation including a living room, dining kitchen, garden room, and family bathroom. Externally, the property benefits from enclosed front and rear gardens, access to a communal green, and a garage. Conveniently positioned for the village's range of local amenities, schools, and transport links into York, this property is well suited to a variety of buyers. EPC Rating: C, Council Tax Band: C

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

Upon entering the property, you are welcomed into an entrance hall, providing access to the living room, staircase to the first-floor accommodation, and a storage cupboard.

The living room is positioned to the front of the property and enjoys views over the communal green. Glazed French doors lead through to the dining kitchen. The kitchen is fitted with a range of units and integrated appliances, including a gas range cooker, dishwasher, and washing machine, together with space for a fridge freezer. The kitchen also benefits from access to an understairs storage cupboard, while the dining area opens into the garden room.

To the first floor, the landing provides access to three bedrooms, comprising two double bedrooms and a single bedroom. Both double bedrooms benefit from fitted wardrobes. The bathroom is fitted with a bath with shower over and glass screen, together with a wash hand basin and WC set within a vanity unit. The landing also provides access to a storage cupboard and a largely boarded loft space.

Externally, the property enjoys a low-maintenance front garden with access to the communal green. To the rear is an enclosed garden featuring a paved seating area, lawn, garden shed, and a designated bin storage area.

The property further benefits from a garage with an up-and-over door, providing additional storage and parking.

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.







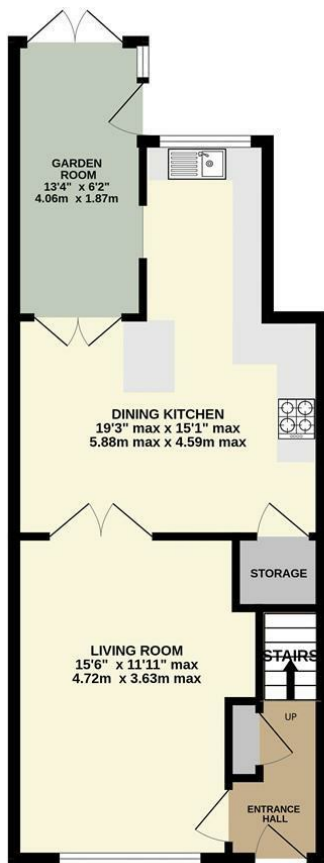




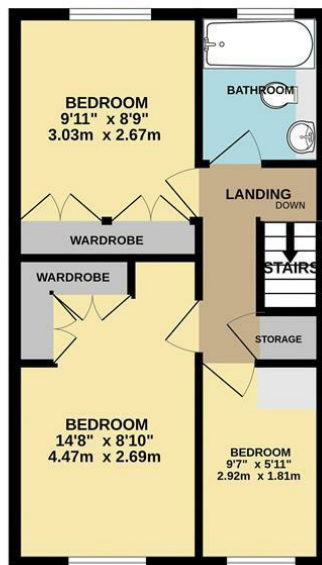


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GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.

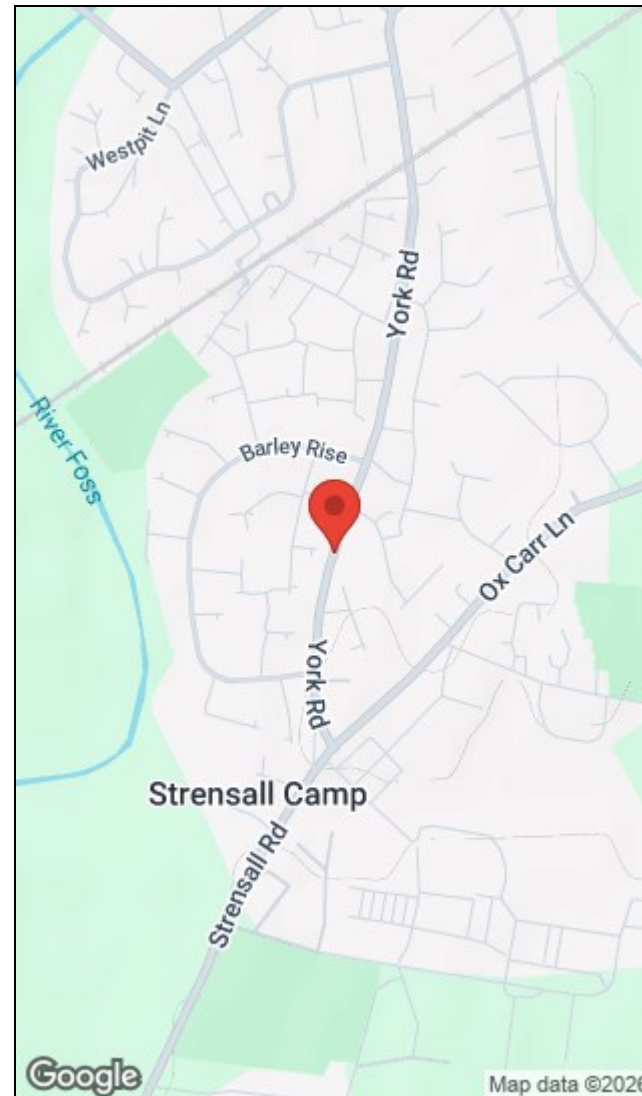


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
Made with Metropix v2020.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
EU Directive 2002/91/EC		
England & Wales		

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