

Cumbrian Avenue, York YO32 5UU

Offers Over £255,000

**Stephensons**  
estate agents & chartered surveyors



This property presents an excellent opportunity to acquire- a well- positioned home overlooking Strensall common, enjoying tranquil views of the wildlife but yet close to ample local amenities.

Tenure: Freehold

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

Broadband: Up to 1600 Mbps\*

EPC Rating: C

Council Tax: B

Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



The ground floor is arranged with everyday living in mind, beginning with a bright and spacious Kitchen enjoying superb views over the common, overlooking the local wild life. The kitchen has been recently fitted, practically designed with a good range of units and worktop space whilst a useful store offers valuable additional space for household essentials. The boiler is located within this room and is approximately three years old and serviced annually.

Leading from the kitchen, is a spacious bright hallway which provides access to a downstairs toilet.

To the rear is a comfortable sitting room—an ideal space for relaxing together at the end of the day. This spacious room benefits from a window and french doors leading to an enclosed south facing, private garden.

Upstairs are three bedrooms, offering plenty of room for storage and flexibility—The primary bedroom overlooks the rear of the property and benefits from a large cupboard, ideal for use as a built-in wardrobe, along with additional built in storage.

These are served by a centrally positioned bathroom, recently fitted featuring a walk in shower with mains-fed rainfall shower head, complemented by a neutral tiling, an illuminated mirror, radiator towel rail, offering a sleek, contemporary and luxurious finish.

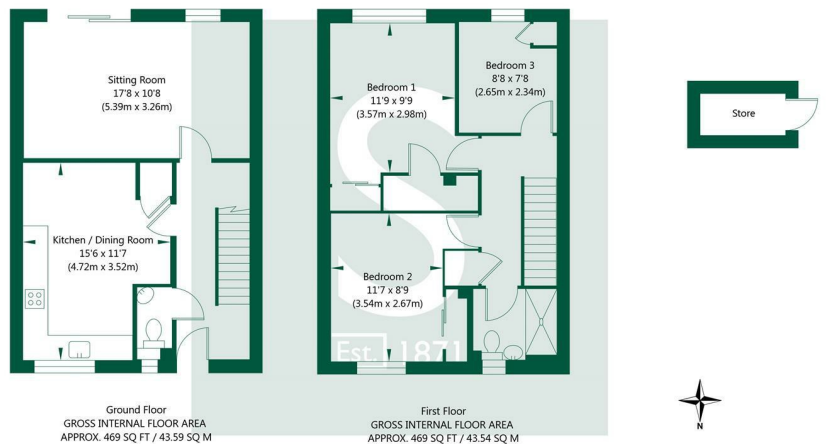
The overall layout is both functional and easy to live in, providing a great balance of shared living areas and private space. The property offers an excellent opportunity for a growing family to settle in and make the home their own over time.

A comfortable and adaptable home, perfect for modern family life whilst offering space to grow and enjoy for years to come.

The standout feature of this property is the exceptional sense of space and privacy overlooking Strensall common, this enviable setting provides beautiful views and the opportunity to enjoy the surrounding local wildlife, creating a peaceful and highly desirable living environment.

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.

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