



## 7 Fold Walk

Strensall, York, YO32 5WA

**£2,000 Per month**



**\*\*SPACIOUS 4 BED DETACHED HOUSE \*\* VILLAGE LOCATION \*\*** Spacious lounge | Kitchen with sliding doors onto garden | Dining room with sliding doors onto garden | Utility room | Downstairs cloakroom | Master bedroom with en-suite | Three further spacious bedrooms | Modern family bathroom | Integral garage | Large front garden | Private driveway with ample parking | Integrated garage | Situated in the popular village of Strensall

The house offers spacious family accommodation and comprises of an entrance hall, lounge, breakfast kitchen, dining room, utility room, and cloakroom on the ground floor. Stairs from the entrance hall lead up to the first floor landing, which provides access to a main bedroom with en-suite, three further bedrooms, and a family bathroom.

To the front of the house there is a spacious garden mainly laid to lawn. There is long private gravel driveway leading to an integral garage and offering ample parking. There is a good sized rear garden, partly laid to lawn with a raised paved patio area and further seating areas to the side and bottom of the garden.

The property benefits from gas central heating and double glazing.



Important Information  
Deposit - £2,300

Sorry No Pets.

Council Tax Band F

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

Property Holding Fee - £460 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. Tenants are usually required to be prior residents in the UK for at least 6 months. Where a Tenant is unable to meet the required income or credit checks, the Tenant may possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance. The first month's rent must be paid in advance with cleared funds prior to moving into the property. Further rental payments are due by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 (including VAT) to make this change.

**Entrance Hall**  
Wooden front door. Stairs to first floor accommodation. Radiator. Double glass paned doors open into lounge and dining room. Further doors open into kitchen and downstairs WC.

**Lounge**  
18'9" x 11'11" (5.74 x 3.64)  
Feature brick fireplace (not in use) with wooden mantle. Beamed ceiling. Wooden double glazed window to front elevation. Radiator.

**Dining Room**  
11'11" x 11'1" (3.64 x 3.40)  
Double glazed sliding doors open onto rear garden. Radiator.

**Breakfast Kitchen**  
15'3" x 10'11" (4.67 x 3.33)  
Fitted in a range of oak effect base and wall mounted units with works surfaces and tiled splash backs. Built-in double electric oven. Gas hob with extractor hood over. One and a half bowl sink unit with mixer tap. Dishwasher. Built-in low level fridge. Radiator. Tiled floor. Wooden double glazed window to rear elevations. Wooden double glazed sliding door opens onto rear garden. Wooden door opens into built-in pantry cupboard with light. Wooden door opens into,

**Utility Room**  
Fitted with a base and wall mounted unit with work surface. Stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Tiled flooring. Door into integrated garage.

**Downstairs Cloakroom**  
Low level WC. Wash hand basin. Radiator. Wooden window to rear elevation.

**First Floor Landing**  
Stairs from entrance hallway lead up to a spacious first floor landing. Wooden door opens into built-in cupboard. Separate wooden doors open into bedrooms and family bathroom.

**Main Bedroom**  
18'6" x 15'11" (max) (5.65 x 4.87 (max))  
Wooden double glazed window to front elevation. Radiator. Wooden door opens into,

**En-Suite**  
Corner shower cubicle. Wash hand basin. Low level WC. Radiator. Partly tiled.

**Bedroom Two**  
16'0" x 11'10" (max) (4.89 x 3.63 (max))  
Wooden dormer double glazed window to front elevation. Radiator.

**Bedroom Three**  
11'10" x 10'2" (max) (3.63 x 3.10 (max))  
Wooden double glazed window to rear elevation. Radiator.

**Bedroom Four**  
11'8" x 9'8" (max) (3.56 x 2.97 (max))  
Wooden double glazed window to rear elevation. Radiator.

**Family Bathroom**  
8'4" x 7'4" (2.56 x 2.26)  
Three piece bathroom suite in white comprising of panelled bath; wash hand basin on vanity unit; and low level WC. Separate shower cubicle. Radiator. Partly tiled walls. Inset ceiling lights. Vinyl flooring. Wooden double glazed window to rear elevation.

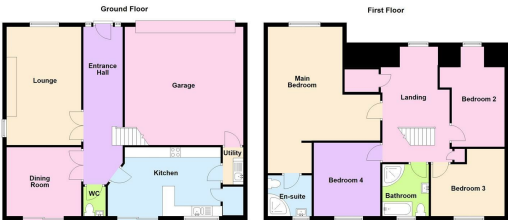
**Integral Garage**  
Electric roller door. Power and light. Wooden window to side elevation. Wooden door to side elevation. Wall mounted gas fired combi boiler.

**Outside**  
To the front of the property is a spacious garden mainly laid to lawn with trees and hedge boundaries providing a good degree of privacy. There is a long, private gravel driveway leading to the integral garage and offering ample parking. The large rear garden is partly laid to lawn with a raised paved patio area of entertaining. There is also separate seating areas to the side and bottom of the garden. Fenced boundaries and a number of trees provide the garden with a good degree of privacy.

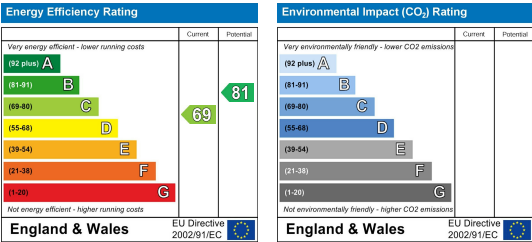
## Area Map



## Floor Plans



## Energy Efficiency Graph



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