

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

4 Oaklands Strensall

York, YO32 5YD

£395,000

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AN IMMACULATELY REMODELLED AND THOUGHTFULLY EXTENDED DETACHED FAMILY HOME, OFFERING IN EXCESS OF 1,000 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION AND OCCUPYING A GENEROUS PLOT WITHIN A QUIET CUL-DE-SAC SETTING, TUCKED AWAY IN ONE OF STRENSALL'S MOST SOUGHT-AFTER RESIDENTIAL POSITIONS. THE ACCOMMODATION HAS BEEN CAREFULLY ENHANCED AND RECONFIGURED TO CREATE A WONDERFULLY BALANCED FAMILY HOME, EQUALLY WELL SUITED TO THOSE SEEKING TO DOWNSIZE WITHOUT COMPROMISE. A PARTICULAR FEATURE IS THE SUBSTANTIAL REAR GARDEN, PREDOMINANTLY LAID TO LAWN AND PROVIDING EXCELLENT SPACE FOR FAMILY LIFE, CHILDREN AND OUTDOOR ENTERTAINING, COMPLEMENTED BY AMPLE OFF-STREET PARKING AND A DETACHED GARAGE. THE PROPERTY ENJOYS EASY ACCESS TO THE VILLAGE'S EXCELLENT RANGE OF AMENITIES, HIGHLY REGARDED SCHOOLING AND CONVENIENT CONNECTIONS TO YORK CITY CENTRE

Mileages: York - 6 miles, Malton - 15 miles, Leeds - 27 miles (distances approximate)

Entrance Hall, Open Plan Living Dining Kitchen, Lounge

First Floor Landing, Three Bedrooms, Family Bathroom

Detached Garage, Driveway Parking, Generous Rear Garden

From a PVC part-glazed entrance door, access opens into a welcoming ENTRANCE HALL with stairs rising to the first floor and access leading through to the principal ground-floor accommodation.

The heart of the home is undoubtedly the impressive OPEN PLAN LIVING DINING KITCHEN, a social and versatile space ideally arranged for modern-day living. Fitted with a range of modern contemporary Shaker-style wall and base kitchen units, complemented by eye-catching quartz work surfaces and matching upstands. An inset sink sits beneath a uPVC window overlooking the rear garden. There is an eye-level oven and microwave, together with a central hob and extractor canopy above. To one side, the kitchen is further complemented by a central island with matching quartz worktop overhanging to create a practical day-to-day dining and seating area. To the rear, a glazed door provides direct access to the rear garden patio and generous lawned gardens beyond, there is a further convenient door leading out to the side, whilst woodgrain-effect flooring runs throughout this superb space.

Double-glazed timber doors lead through into the LOUNGE, a spacious dual-aspect reception room enjoying views over the cul-de-sac to the front and pleasant gardens to the rear.

From the entrance hall, a staircase rises to the FIRST FLOOR LANDING with doors leading off to:

The PRINCIPAL BEDROOM, a comfortable double room with pleasant views over the cul-de-sac.

BEDROOM TWO is positioned to the rear and enjoys pleasant views over the extensive rear garden.

BEDROOM THREE provides flexible accommodation and would serve equally well as a child's bedroom, guest room or home office.

The FAMILY BATHROOM is appointed with a white three-piece suite and is tiled throughout, comprising a panelled bath with shower above and glazed screen, wash hand basin, low-suite WC, heated towel rail and tiled flooring.



















OUTSIDE, the property stands within an unusually generous plot, set back behind a well-maintained lawned frontage framed by established hedging and mature trees. A spacious driveway provides extensive parking and, in turn, leads to a DETACHED GARAGE (17'0" x 8'4").

Double timber gates open into the generous rear garden, which is a particular feature of the property, being predominantly laid to lawn with patio seating areas and enclosed by fencing, creating an ideal environment for children, pets and outdoor entertaining alike.

LOCATION - Strensall remains one of York's most popular village locations, lying approximately seven miles north of the city centre. The village offers an excellent range of day-to-day amenities including shops, cafés, public houses, sports facilities and a highly regarded primary school, whilst enjoying convenient access to both the York outer ring road and the surrounding countryside.

TENURE - Freehold
POSTCODE - YO32 5YD
COUNCIL TAX BAND - C
SERVICES - Mains water, electricity, drainage and gas-fired central heating.

VIEWING - Strictly by prior appointment through the selling agents, Churchills: 01347 822800. Email: easingwold@churchillsyork.com

DIRECTIONS - From the York outer ring road, take the Strensall roundabout and proceed north towards Strensall, continuing straight over the two mini-roundabouts for approximately 1.5 miles. At the roundabout by the Six Bells Public House, take the first exit and continue along York Road. Proceed for some distance before turning right onto Kirklands and then immediately left onto Highlands Avenue. Take the first turning on the right into Oaklands, where the property will be found after a short distance on the right-hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills. Tel: 01347 822800. Email: easingwold@churchillsyork.com

AGENTS NOTE - To purchase a property in the United Kingdom, all agents have a legal requirement to conduct identity checks on all customers involved in the sales transaction in order to fulfil their obligations under Anti-Money Laundering Regulations. A charge to carry out these checks will apply. Please ask our office for further details.

The owners of the property is a member of Churchill's staff.

FLOOR PLAN

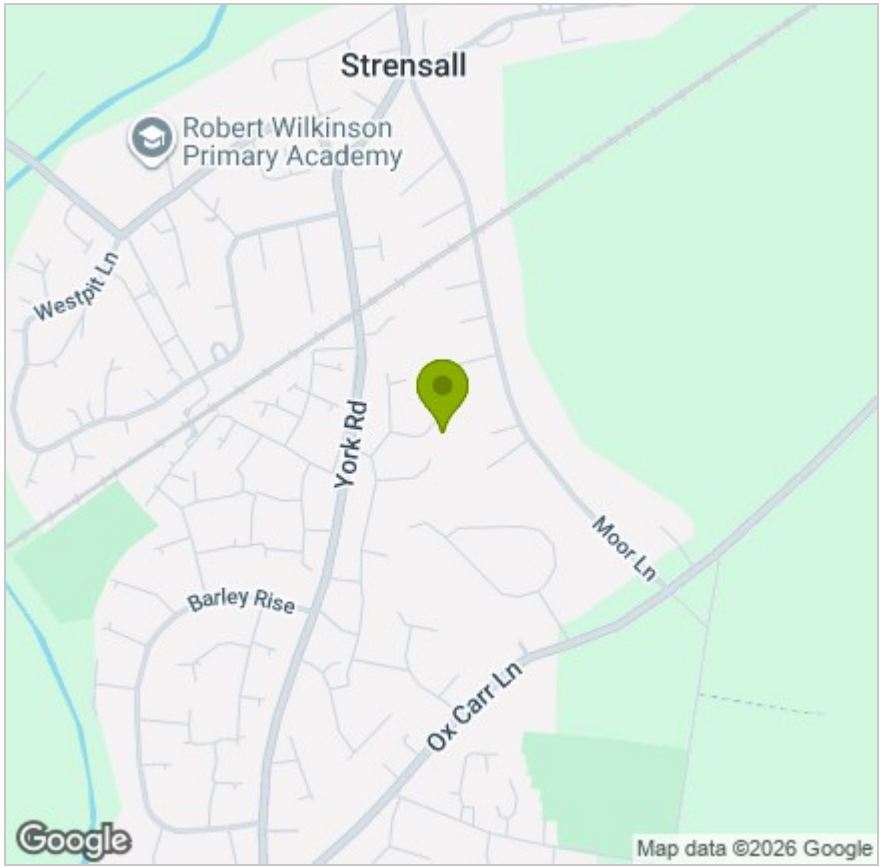


TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

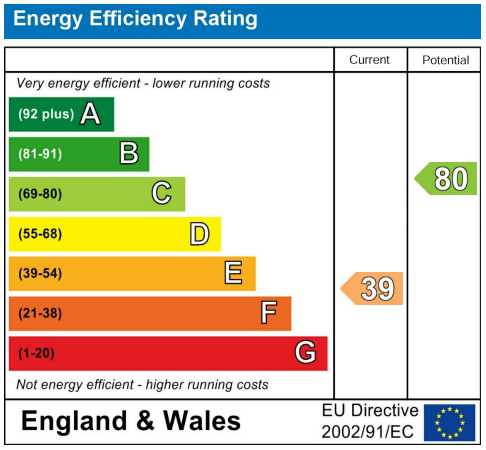
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCATION



EPC



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