

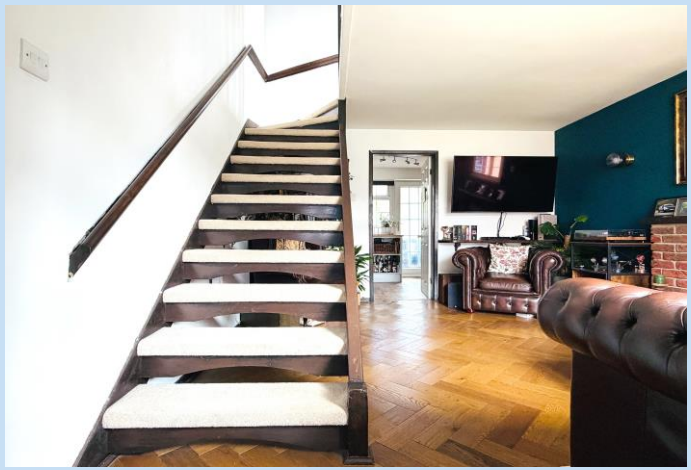
11 Ryecroft, Strensall
York, North Yorkshire YO32 5AG

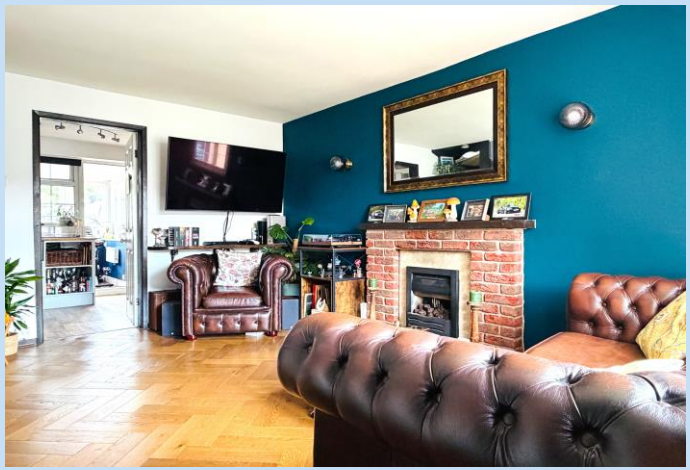
Guide Price £249,950

BISHOPS
PERSONAL AGENTS

Bishops Personal Agents present to the market, this excellent two-bedroom semi-detached townhouse in the sought-after village of Strensall. Just to the North of York with easy access to the outer ring road and on into the City Centre. Located in a quiet cul-de-sac position, this well-presented home will be very popular with a variety of buyers including first time buyers, professional couples and buy to let investors. Internally the accommodation briefly comprises; An entrance vestibule, opening to the spacious living room with a feature brick fireplace and an open staircase leading to the first floor. A door leads us through into the fitted kitchen with a range of modern fitted units and a conservatory completes the ground floor. From the first-floor landing, we find two well-proportioned bedrooms and the family bathroom. The house enjoys an enclosed garden to the rear with a paved patio area perfect for outside entertaining, whilst to the front a driveway provides ample off-street parking leading to the detached garage, which provides both secure parking and can be used as a workshop, ideal for a car or cycle enthusiast. The location here is superb and the centre of Strensall village can be reached in just a short walk. The village has a highly regarded Primary school, which feeds through to Huntington Secondary school. There is a village hall, sports and playground facilities and a regular bus service to and from York city centre. Further amenities can be found a short drive away at Clifton Moor, Vangarde & Monks Cross retail parks from the York outer ring road. Please do arrange to view this excellent property as soon as possible, not to miss out!

Strensall is a sought after village lying approximately 7 miles North of York. The village is served by a wide range of amenities to include Shops, Chemist as well as a Post Office counter at the local petrol station. There are 3 public Houses, takeaways and a Library. The village has a highly regarded Primary school which feeds through to Huntington Secondary school. There are Churches in the village, a village hall, sports and playground facilities and a regular bus service to and from York city centre. There are further amenities at Clifton Moor, Vangarde & Monks Cross retail parks from the York outer ring road. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.







Entrance Vestibule
Front upvc entrance door and tiled floor. Opening to...

Living Room
13' 11" x 11' 7" (4.24m x 3.53m)
Double glazed bay windows to front aspect, feature stone fireplace with an inset gas fire*, oak flooring, tv and telephone points* and wall heater*. Staircase to first floor accommodation. Door leading to...

Kitchen/Diner
11' 8" x 7' 8" (3.55m x 2.34m)
The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, Belfast sink with mixer taps, electric cooker *, extractor fan*, plumbing for washing machine*, space for an upright fridge/freezer, double glazed windows to rear aspect and wall heater*. Door leading to...

Conservatory
7' 5" x 7' 1" (2.26m x 2.16m)
Double glazed conservatory with sky light, down lighting and wall heater*. French doors leading to the garden.

First Floor Landing
Loft access and wall heater*. Doors leading to...

Bedroom 1
11' 9" x 8' 0" (3.58m x 2.44m)
Double glazed windows to rear aspect, tv point* and wall heater*.

Bedroom 2
11' 8" x 7' 6" (3.55m x 2.28m)
Double glazed windows to front aspect, airing cupboard and wall heater*.

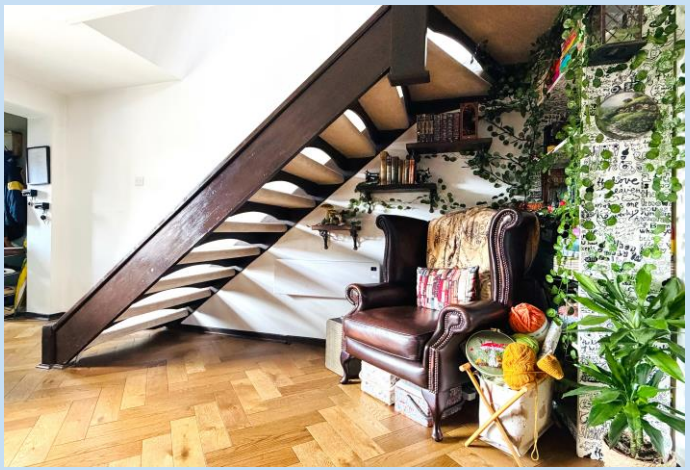
Bathroom
6' 2" x 5' 7" (1.88m x 1.70m)
Coloured suite comprising; Panelled bath with electric shower over* and glass shower screen, pedestal wash hand basin, low level wc and double glazed window to side aspect.

Outside
To the front of the property is lawned area and ample off-street parking leading to the garage. To the rear is a private fenced garden, laid to lawn with a paved patio area, perfect for outside entertaining.

Garage
The garage has an up and over door, door to the side and power and lighting*.

Agents Note
EPC RATING E, COUNCIL TAX BAND B.

Broadband supplier: Virgin Media.
Broadband speed: Speed 500 Mbps full fiber.
Water supplier: Yorkshire Water.
Gas supplier: EON.
Electricity supplier: EON.

















Energy performance certificate (EPC)

11 RYECROFT STRENSALL YORK YO32 5AG	Energy rating **E**	Valid until: **3 June 2031** Certificate number: **0343-3006-3206-4169-8204**

Property type	Semi-detached house
Total floor area	56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

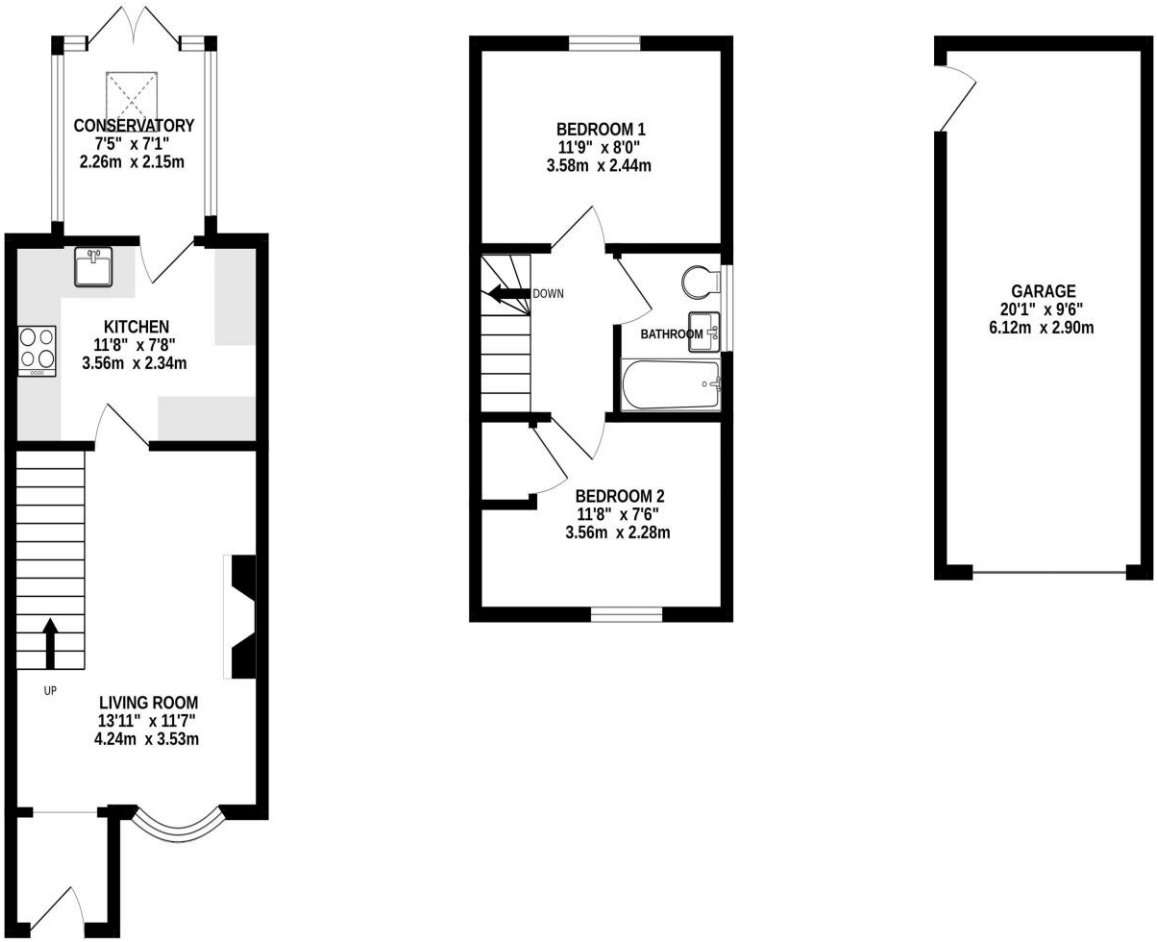
Bishops Personal Agents
Tel: D: 01904 375376 M: 07497393391
13 Grayshon Drive York North Yorkshire YO26 5RG
paul.atkinson@bishopspa.com
www.bishopspa.com

BISHOPS
PERSONAL AGENTS

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.

GARAGE
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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 ©2026

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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.