



Middlecroft Drive, Strensall, York

Offers Over £300,000

Stephensons
estate agents & chartered surveyors

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Middlecroft Drive,
York YO32 5UP

Est. 1871

Offers Over £300,000

An immaculately presented modern detached house set in the heart of Strensall offering generous 3 bedroom living accommodation with contemporary fittings and private rear garden.

An outstanding opportunity for professional couples and young families to acquire this modern, detached house which has been comprehensively upgraded and improved and positioned in the heart of Strensall, one of York's most sought after villages.

Internally, the property is entered from the front into a reception hall which has a mounted alarm control panel, integral garage access, and radiator.

The property's kitchen is located at the front of the house having a modern range of built-in base units with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards to the side elevation with ceramic tiled splashbacks. Included within the kitchen is a built-in Indesit electric oven with four point CDA gas hob unit and brushed stainless steel extractor canopy. The kitchen provides plumbing for a washing machine and dishwasher as well as space for a free standing fridge freezer unit. There is a single radiator and vinyl flooring.

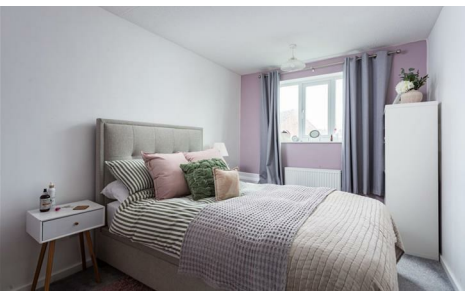
One of the feature rooms of the property is the spacious



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 10000* Mbps download speed
EPC Rating: E
Council Tax: C - City of York
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900
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.

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



through lounge located at the rear with French doors which lead out onto the rear garden beyond. There is a turn staircase leading to the first floor with built-in under stairs cupboard in addition to a television aerial point and radiator.

The first floor landing has a built-in linen cupboard which houses the Worcester gas fired central heating boiler. In addition, there is a radiator and access to the loft.

The property boasts three, generous double bedrooms, all of which are equipped with uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by the house bathroom which has a modern three-piece-suite comprising of a low flush W.C., pedestal wash hand basin and inset bath with shower attachment and full height tiled splashbacks. In addition, there is a towel rail with radiator and extractor fan.

The property is accessed directly off Middlecroft Drive onto a gravelled front driveway and hardstanding which provides off street parking for two vehicles and which in turn gives access to the integral, single garage which has an up and over garage door and is equipped with light and power.

Gated access to the side of the property leads through into the rear garden beyond.

Running full width across the rear elevation is a flagged pathway, which steps out onto a central lawned garden. Beyond is a raised flagged and decked patio providing ample space for garden furniture and ideal for outside entertaining.

The rear garden is fully enclosed to all sides by walled and fenced lined boundaries.

The property benefits from gas fired central heating and double glazing through out and an early inspecting is strongly recommended.

Partners:

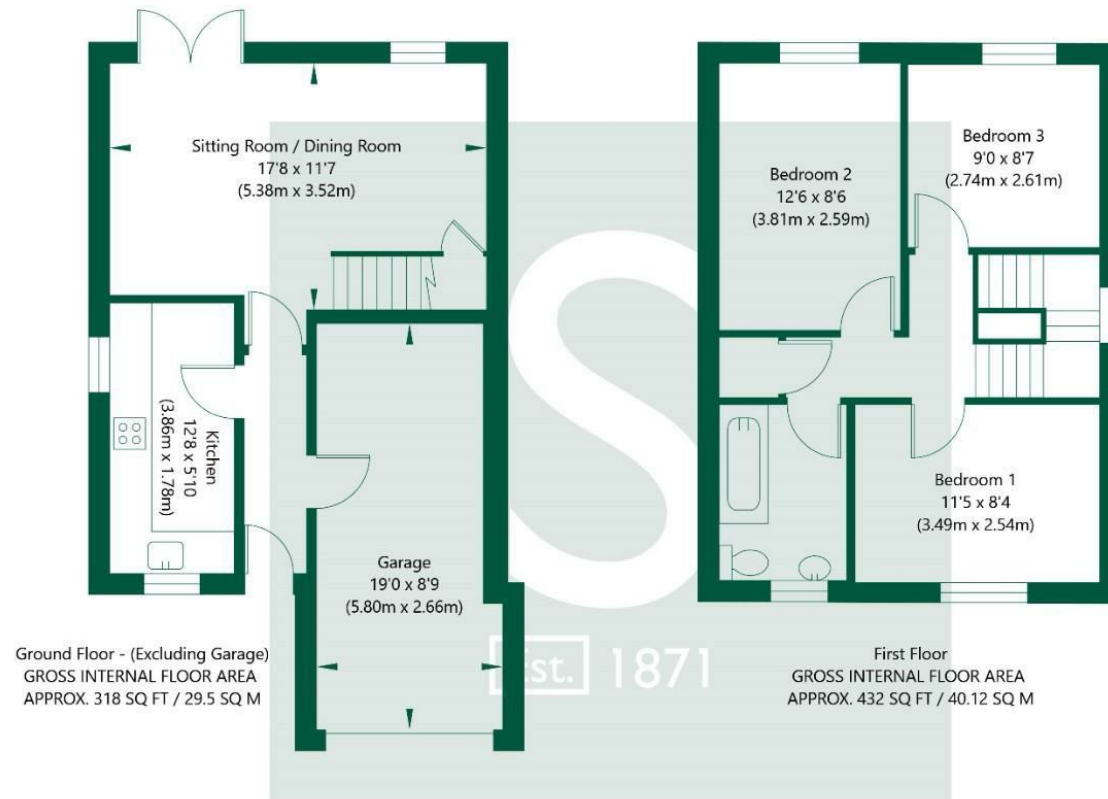
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 750 SQ FT / 69.62 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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