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Wheatcroft, Strensall, York

Guide Price £250,000

Offered to the market with no onward chain, this two-bedroom detached bungalow is situated on Wheatcroft in the popular village of Strensall. Whilst in need of modernisation, the property offers excellent potential and comprises a generously sized dining kitchen, living room with bay window, two bedrooms and an adapted wet room. The property also benefits from a boarded loft with power, low-maintenance gardens to the front and rear, a driveway and a detached single garage with electric roller door. There are ramps to the property offering accessibility solutions. EPC Rating: To Follow, Council Tax Band: B

Strensall
Strensall is a highly sought-after village located just north of York, offering an excellent range of local amenities including a variety of shops, cafés, pubs, a pharmacy, medical centre and well-regarded primary school. The village also benefits from beautiful countryside walks, access to Strensall Common, a popular golf club, and regular bus services providing convenient links into York city centre and surrounding areas, making it an ideal location for families and commuters alike.

Property Description
On entering the property, you are welcomed into a generously sized dining kitchen, fitted with a range of wall and base units, worktop space, a stainless steel sink with mixer tap, and an integrated electric oven and hob. There is also space and plumbing for additional appliances. An internal door leads through to the living room, which benefits from a bay window overlooking the front elevation.

An inner hallway provides access to two bedrooms, a wet room and a useful storage cupboard. There is also access to the loft via a ceiling hatch, with the loft space being boarded and benefiting from power. The main bedroom features a range of fitted wardrobes, whilst the second bedroom has a door providing direct access outside. The wet room has been adapted for accessibility and is fitted with a shower, wash hand basin and WC.

Externally, the property benefits from low-maintenance gardens to the front and rear. The front garden features gravelled areas and established shrubs, whilst the rear garden is predominantly paved and gravelled, with a greenhouse. A side gate provides access to the driveway and detached single garage, which benefits from an electric roller door, power and lighting.

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

























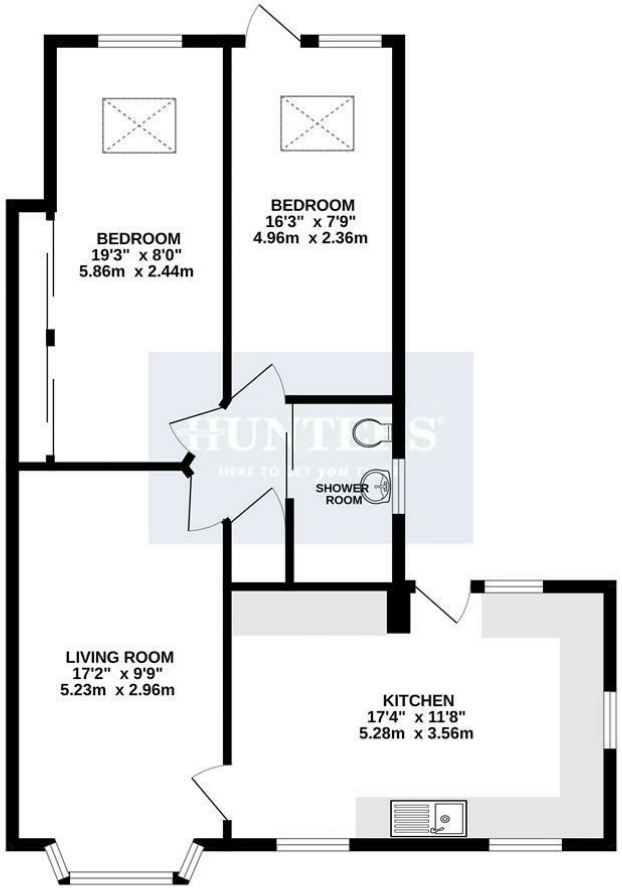




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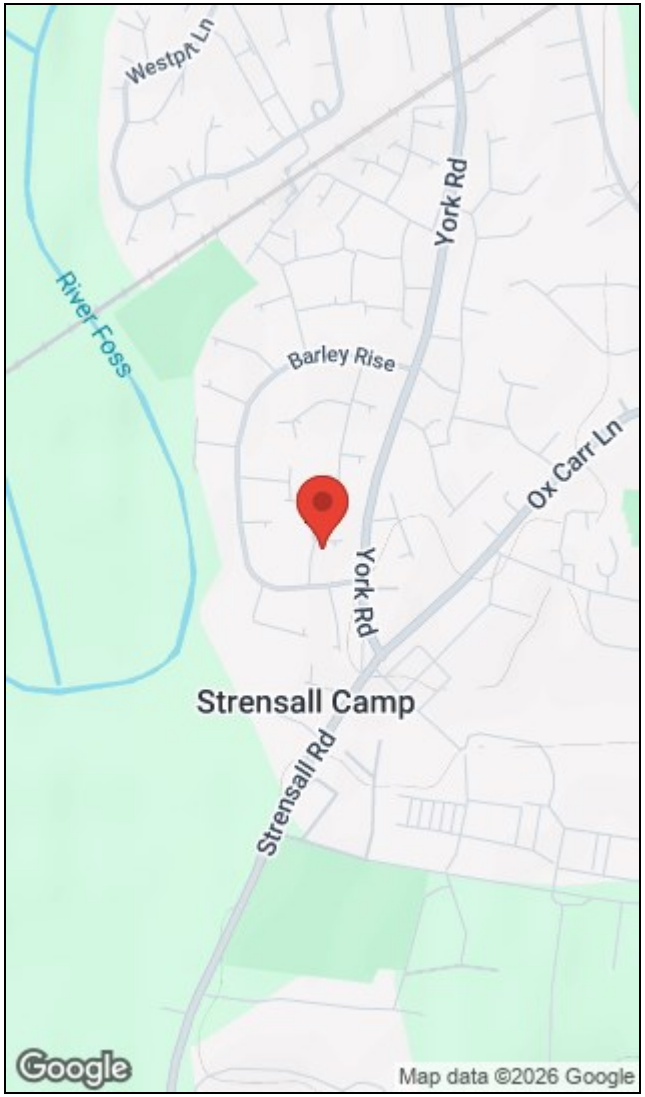
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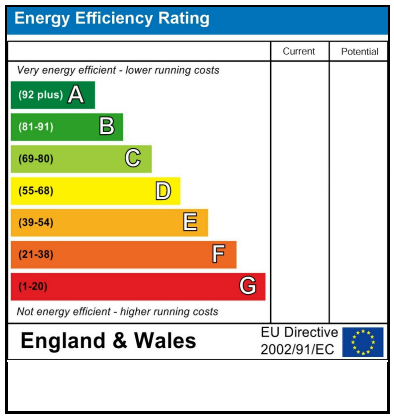
GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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