



HUNTERS®
HERE TO GET *you* THERE



Wilkinson Way, Strensall, York

Guide Price £350,000

***** IMPRESSIVELY EXTENDED END TOWNHOUSE PROPERTY *** SPACIOUS ACCOMMODATION THROUGHOUT *** 4 BEDROOMS & ENSUITE ***
LARGE OPEN PLAN LOUNGE DINER *** DOWNSTAIRS WC *** EXTENDED BREAKFAST KITCHEN *** UTILITY ROOM *** GARAGE *** EPC RATING TO FOLLOW**

This is a spacious family home in the heart of Strensall close to the well regarded Robert Wilkinson Primary school. With an onward purchase already agreed this could be a speedy transaction for the right buyer.

There are attractive gardens to front and rear as well as a garage.

The property briefly comprises entrance porch, lounge diner, breakfast kitchen, utility room, conservatory, downstairs wc, upstairs are the 4 bedrooms, ensuite and family bathroom.

Come and see this delightful property by calling Hunters Haxby on 01904750555.

Council Tax Band C - EPC rating to follow. Mains Gas Combi Boiler, extensive UPVC double glazing.

Strensall

The house is situated in the heart of Strensall, a popular and well- served village which is approximately 7 miles north of York. Enjoying a central location, the house is located a short walk away from the central amenities including 2 pubs, doctors' surgery, fish and chip shop, vets, chemist, hairdresser, dentist and a Tesco Express convenience store. The wider village also has the benefits of a filling station with Post Office counter, the well regarded Robert Wilkinson Primary School (Ofsted Good) feeding Huntington Secondary (Ofsted Outstanding) and a superb golf course.

Anti Money Laundering Regulations

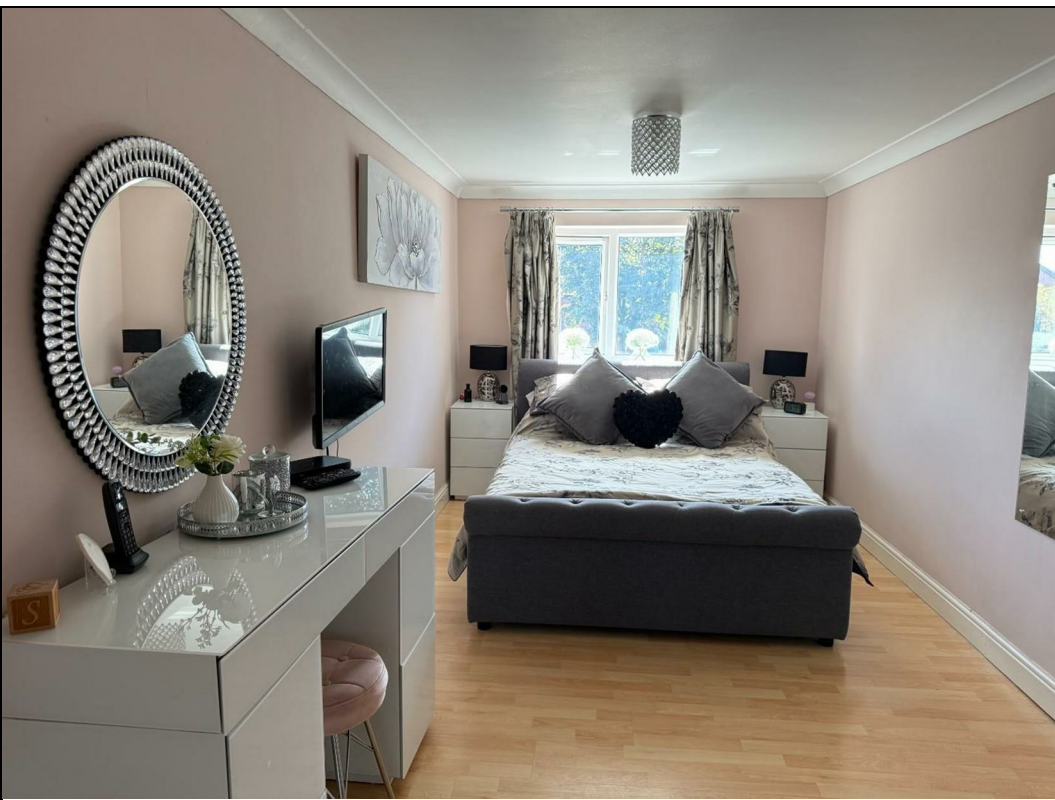
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

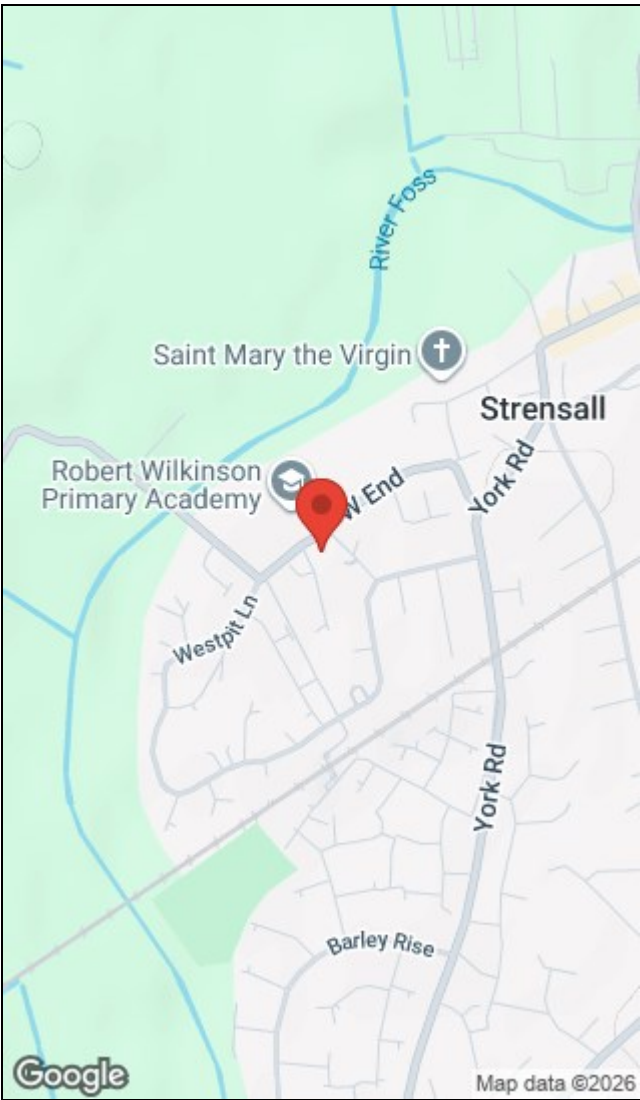
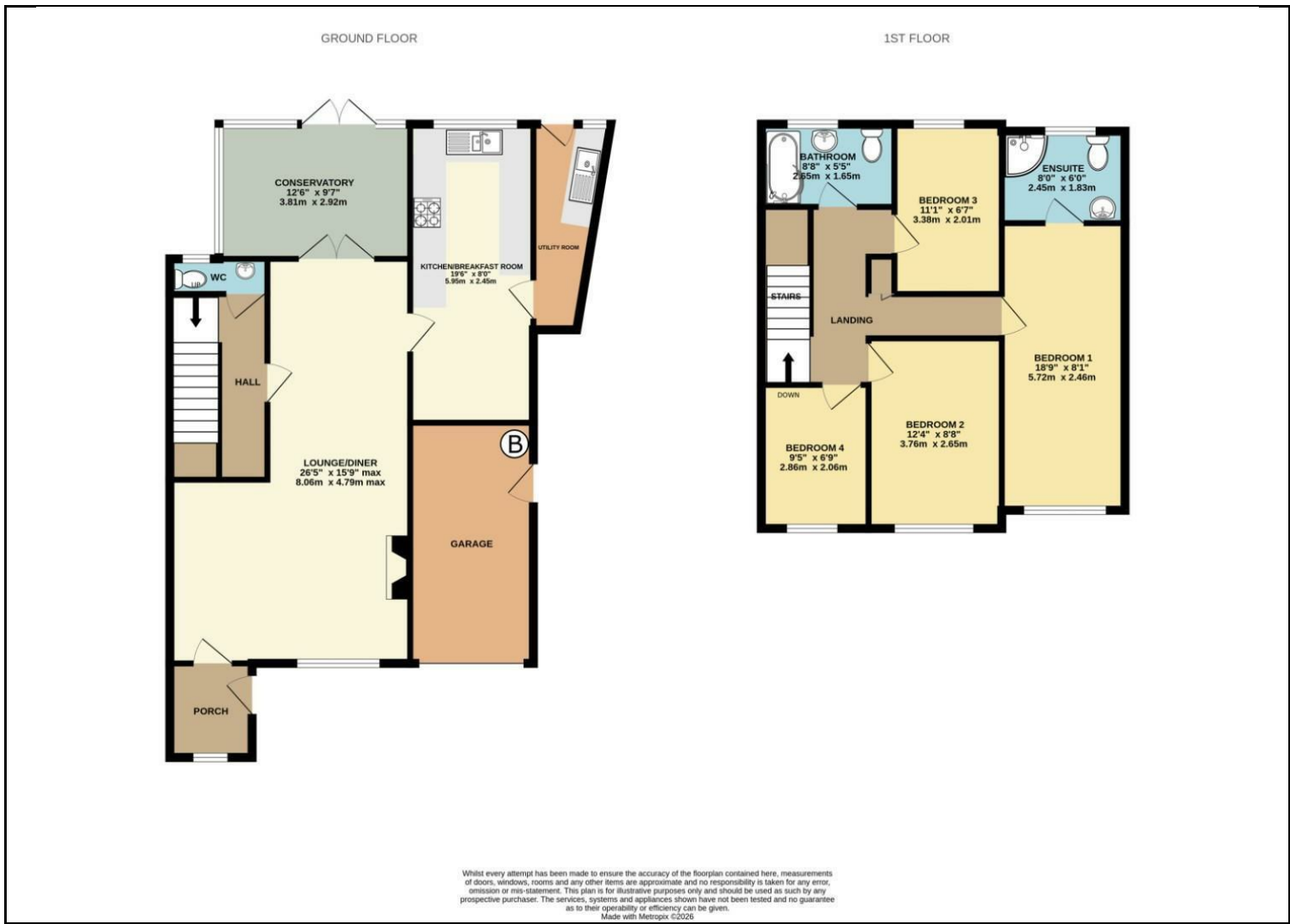












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (York) Limited | Registered Address: 35 The Village, Wigginton, York, YO32 2PR | Registered Number: 9067924 England and Wales | VAT No: 195 6681 55 with the written consent of Hunters Franchising Limited.