
HUNTERS
FOR SALE
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St. Marys Close, Strensall, York

Guide Price £300,000

- **EXTENDED 3 BED DETACHED BUNGALOW**
- **NO ONWARD CHAIN**
- **IN NEED OF UPDATING**
- **SPACIOUS ACCOMMODATION**
- **DESIRABLE STRENSALL CUL DE SAC LOCATION**
- **CONSERVATION AREA**
- **WIDE PLOT**
- **GARAGE**
- **COUNCIL TAX BAND D**
- **EPC RATING E**

Strensall
The bungalow is situated in the heart of the conservation area of Strensall, a popular and well-served village which is approximately 6 miles north of York. Enjoying a central location, the property is nestled in the hub of the village with the benefit of close by local amenities including the church, two pubs, doctors' surgery, fish and chip shop, vets, chemist, hairdresser, dentist and Tesco Express convenience store. The wider village also has the benefits of a filling station with Post Office counter, well-regarded Primary School (Ofsted Good) feeding Huntington Secondary (Ofsted Outstanding) and a superb golf course.

Property Description
This bungalow offers spacious accommodation throughout and is ready for the next owner to put their own stamp on it. The accommodation is entered via a storm porch which gives access to the hallway, with doors leading to the sitting room, kitchen, bedroom one, bathroom and bedroom two. All three bedrooms are double rooms. There is also a dining room off the sitting room, with the third bedroom located beyond.
Outside, there is a driveway providing access to the garage, together with a pathway leading to the side door into the kitchen. The property is currently heated by electric storage heaters, although we have been advised that mains gas is available in the street and supplies neighbouring properties. We have also been advised that broadband has not previously been supplied to the bungalow.

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.

























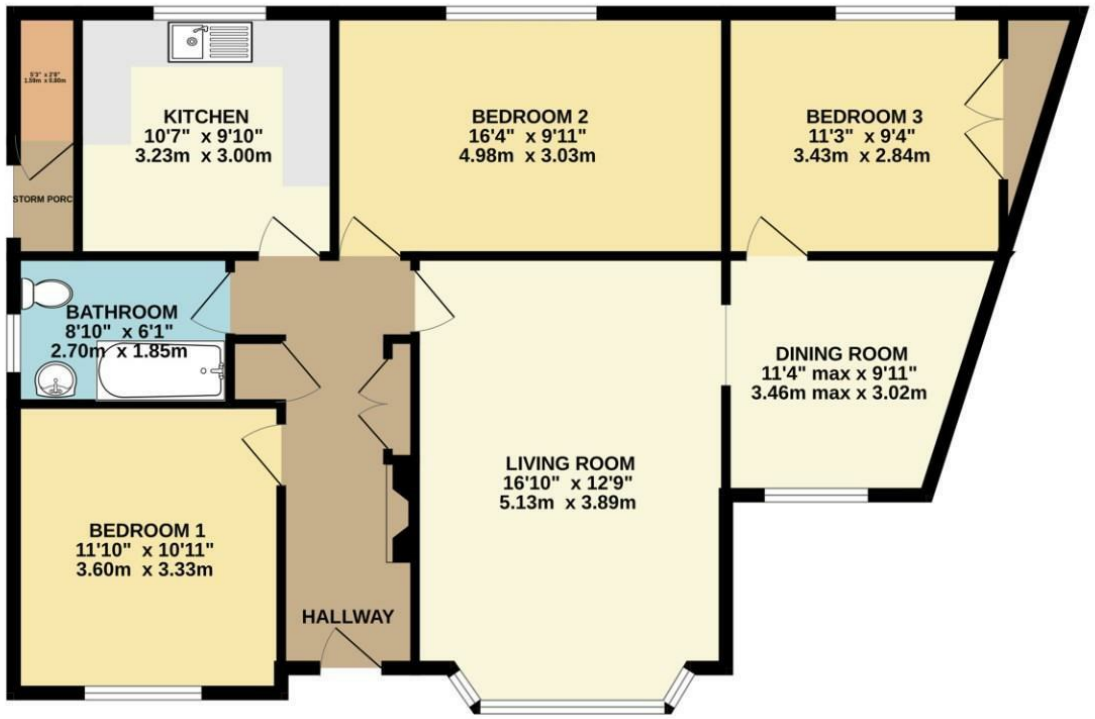




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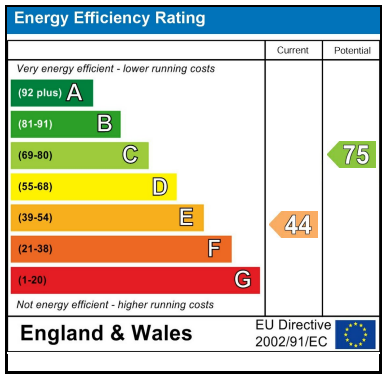
GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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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