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**WELL PRESENTED 3 BED SEMI DETACHED HOUSE** - Available to purchase in the North Yorkshire village of Strensall is this well-presented three-bedroom semi-detached property. Comprising Entrance hall, living room, dining kitchen and a WC to the ground floor with three bedrooms and a refitted shower to the first floor. This property also boasts an enclosed south-facing garden, driveway parking and a single garage. EPC Rating: C. Council Tax Band: C.

- Three Bedrooms
- Shower Room
- Single Garage

- Semi Detached
- Enclosed South Facing Garden
- EPC Rating: C

- Dining Kitchen
- Driveway Parking
- Council Tax Band: C

## Entrance Hall

To the front of the property is a composite entrance door that provides access into the house. On entering you are welcomed into the entrance hall with stairs to the first floor and a door into the living room. There is also a central heating radiator.

## WC

Accessed from the entrance hall is the WC which comprises a toilet and a hand wash basin. There is also a central heating radiator and an opaque window to the front elevation.

## Living Room

Accessed from the entrance hall and dining kitchen, the living room has TV and telephone points, a central heating radiator and a window to the front elevation. The room is finished with wood-effect flooring.

## Dining Kitchen

Situated to the rear of the property, the dining kitchen comprises a range of fitted base and wall units, wood worktops, an inset stainless steel sink, an integrated electric oven and hob with extractor above, with space and plumbing for additional appliances as well as space for a dining table. The room is complete with access to an understairs storage cupboard, a window and door providing access and views into the rear garden, and a central heating radiator.

## First Floor

To the first floor, the landing area has doors to all three bedrooms and the shower room. There is also access to the loft and a window to the side elevation.

## Bedroom One

This double bedroom has a central heating radiator and a window to the front elevation.

## Bedroom Two

This double bedroom has a central heating radiator and a window to the rear elevation looking out over the garden.

## Bedroom Three

This single bedroom is currently utilised as an office. There is a central heating radiator and a window to the front elevation.

## Shower Room

The shower room is fully tiled. There is a walk-in shower area with an electric shower and a glass shower screen, a toilet, and a wall-mounted hand wash basin. Completing the shower room is a central heated towel rail and an opaque window to the rear elevation.

## External

To the front of the property the garden area has been paved, and there is also a border to the side. Also from the front is a driveway that leads down the side of the property to the brick-built garage whilst also providing ample off-street parking.

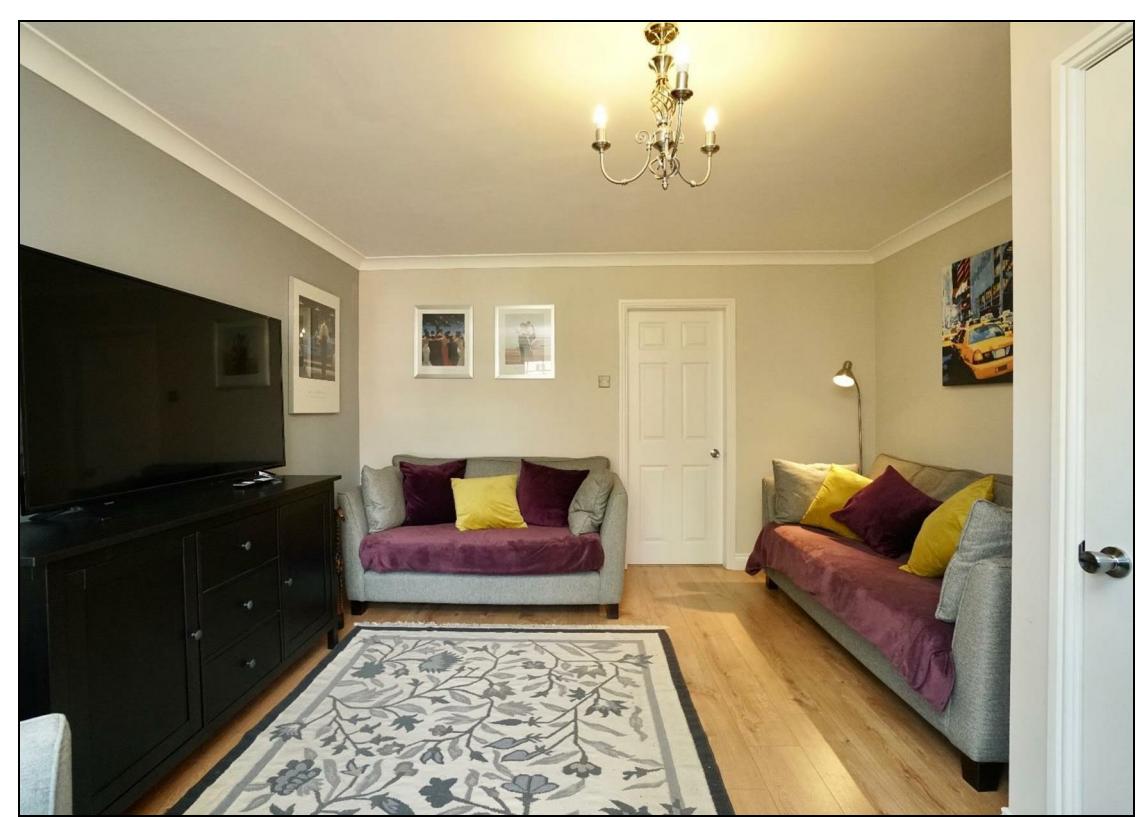
To the rear of the property, there is an enclosed garden which is mostly laid to lawn with the addition of a paved seating area, a raised flower bed, and a path down the side of the garden with access into the garage via a side personnel door.

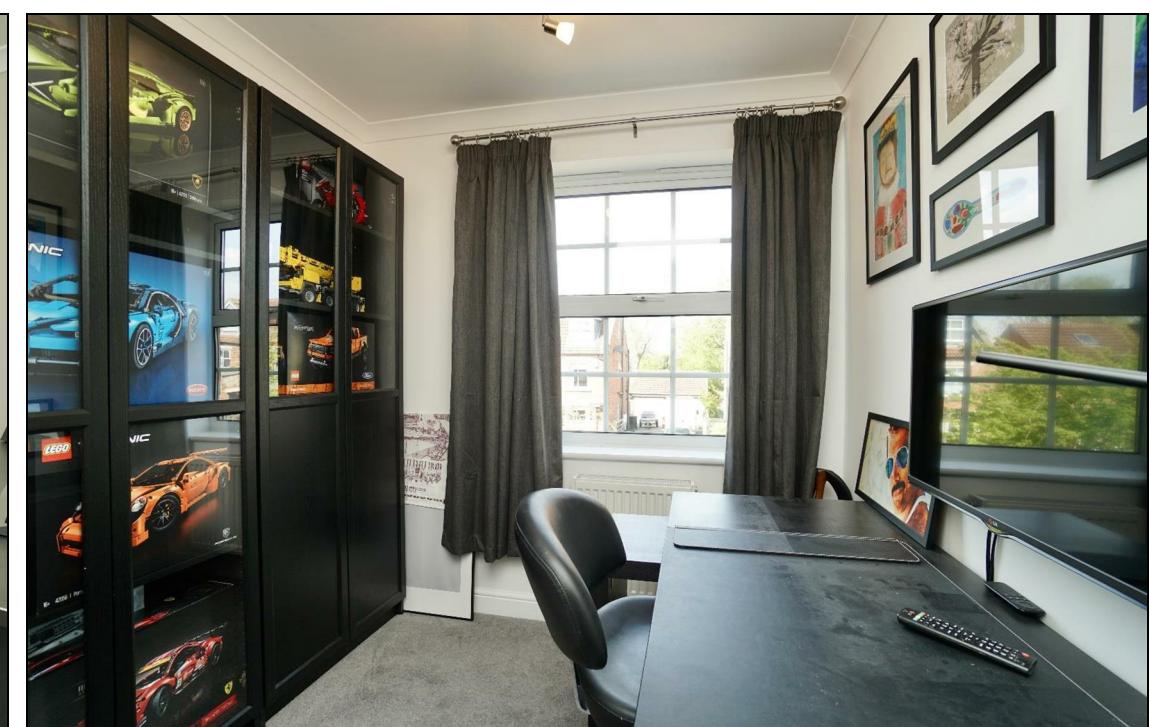
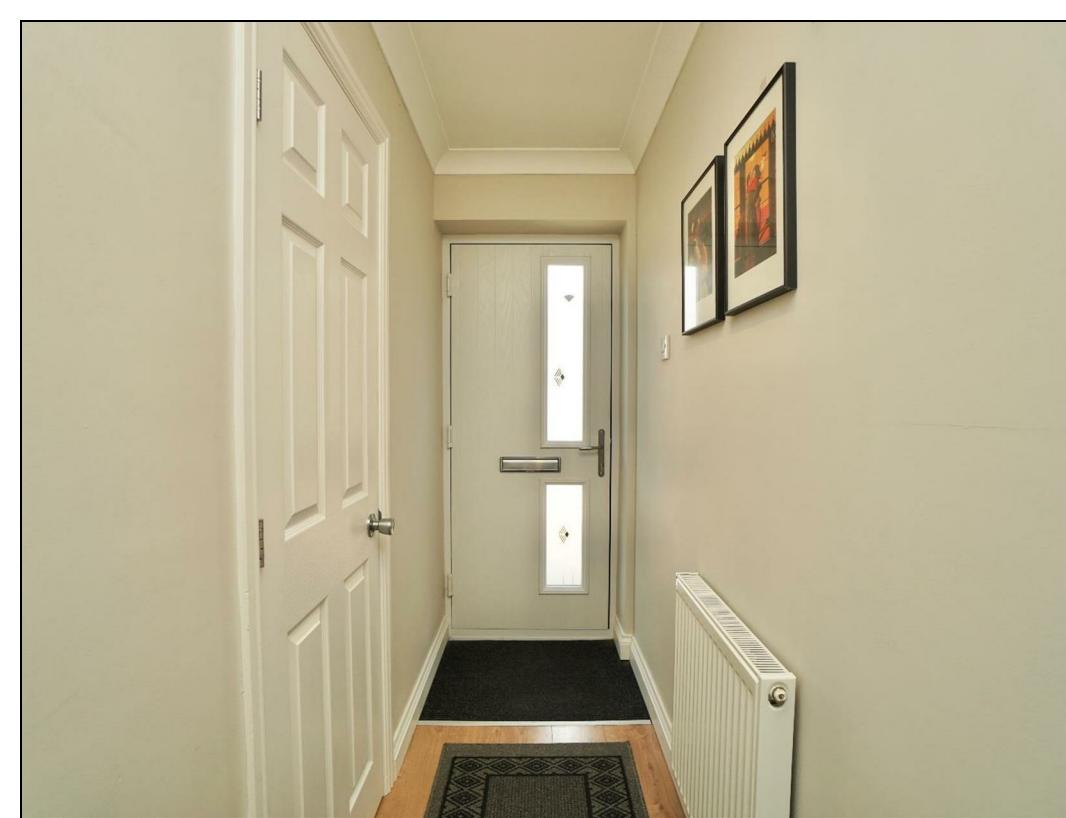
## Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Council Tax Band: C
- EPC Rating: C

## 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.



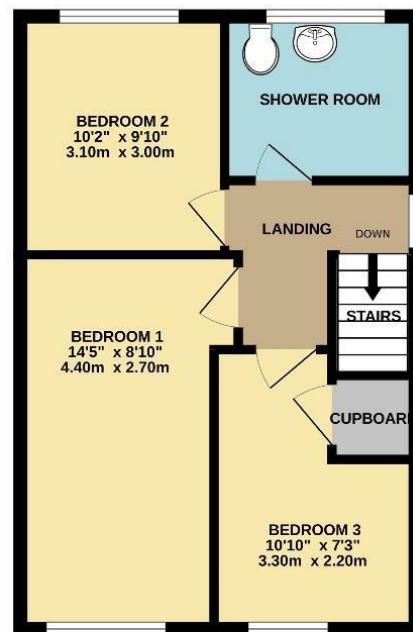




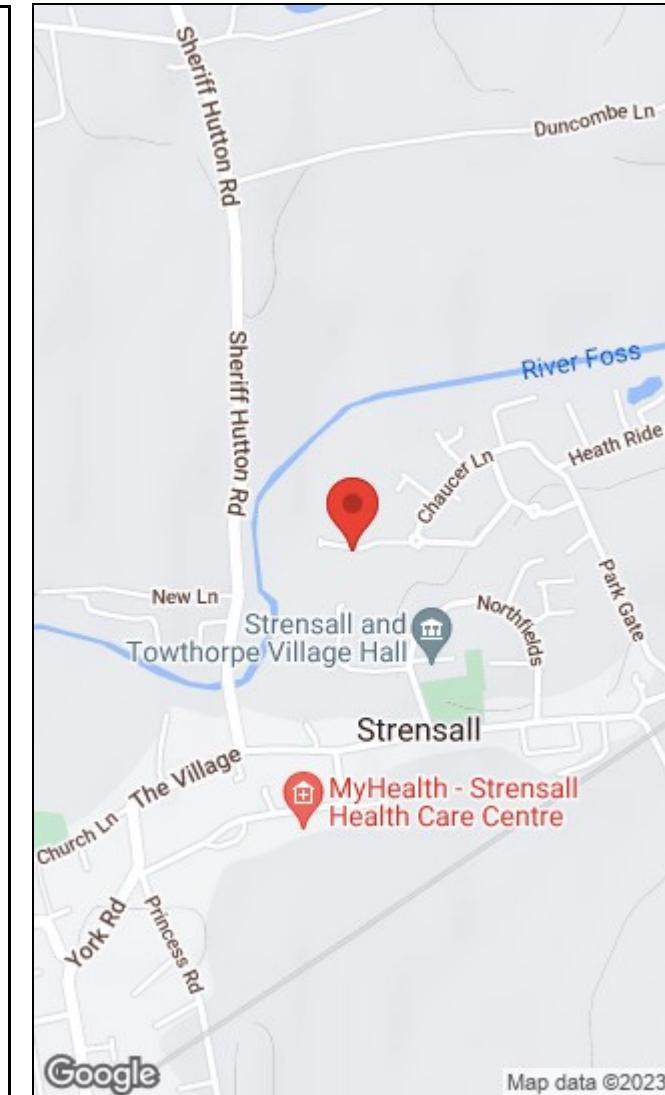
GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



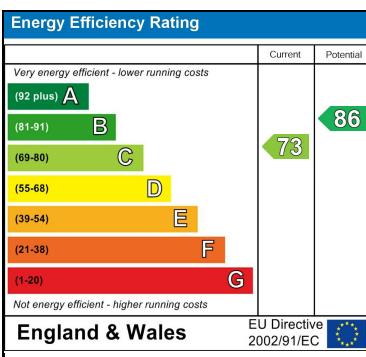
1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



**TOTAL FLOOR AREA:** 829sq.ft. (77.0 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 current efficiency can be given.  
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