



York Road, York YO32 5UN

**HUNTERS®**  
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**\*\* CHECK OUT THE 360 DEGREE TOUR!!! \*\* DETACHED EXTENDED AND RENOVATED FAMILY HOME - 4 BEDROOMS - MASTER WITH ENSUITE - OPEN PLAN KITCHEN DINER - UNDERFLOOR HEATING TO THE GROUND FLOOR - SPACIOUS LAYOUT - UTILITY ROOM - FAMILY BATHROOM - DOWNSTAIRS SHOWER ROOM - DETACHED CONVERTED GARAGE / STUDIO SPACE - EPC RATING C - COUNCIL TAX BAND E**

This is an impressively extended and modernised detached property in the heart of the sought-after village of Strensall about 7 miles to the north of York. Having undergone significant works and updating this property is now offered to the market in stunning condition with a modern sleek feel.

On entering the home you are greeted with extensive oak flooring which has been cleverly laid to draw your eyes through the spacious entrance hall and towards the open-plan kitchen diner to the rear. Even though the house is well-proportioned the bay-fronted living room gives a cosy feel with the log burner and panel effect walling.

The kitchen diner has quartz work surfaces and island with a range of fitted appliances as well as a light and airy feel from all the glazing. In addition there is also a utility room and additional family room or bedroom 4 as it is situated alongside the ground floor shower room.

Upstairs are 3 further bedrooms with the master benefitting from a his and hers ensuite, whilst bedroom 2 has a walk-in wardrobe dressing area. The family bathroom is again stunning with another walk-in shower and a lovely modern slipper bath in the corner as well as a period-style low-level cistern wc.

On the top floor is a room offering a potential home office solution out of the way of the hubbub of the main house.

Outside has been modernly landscaped offering easy-to-maintain solutions as well as an L-shaped garage workshop that has been re-purposed as a home gym! Come and see this impressive home, we expect plenty of interest. Call Hunters Haxby on 01904 750555







#### **ACCOMMODATION**

Enter via UPVC composite double-glazed door with opaque sealed units to both sides.

#### **ENTRANCE HALL**

Attractive hallway with feature oak 'herringbone' flooring which the vendor has had laid in a 'chevron' style pattern. Stairs to first floor with storage cupboard beneath, 2 glazed windows to the side

#### **SITTING ROOM**

Welcoming bay fronted room with log burner and feature panel effect wall detailing

#### **KITCHEN DINER**

Modern open plan kitchen diner with quartz surfaces and splashback with a feature central island with breakfast bar. Branded fitted appliances include, Double Neff Oven, Fabre induction hob with extractor, 2 x AEG integrated dishwashers, one and half sink with Insinkerator garbage disposal and Quooker boiling water with filtered water tap. Large walk in pantry cupboard. This is a room with a very light and airy feel as there is a sliding glazed door to the rear garden and additional glazed units to the rear and side elevations.



#### **UTILITY ROOM**

The utility room has fitted wall and base units with space for washing machine and tumble dryer as well as as a feature laundry chute from the master bedroom. UPVC double glazed door to the garden

#### **FAMILY ROOM / BEDROOM 4**

UPVC double glazed window to the front, recessed lighting to the ceiling

#### **DOWNSTAIRS SHOWER ROOM**

Feature tiled wet room with walk in shower with drench head shower over, wall mounted wash hand basin, close coupled wc. UPVC double glazed opaque window to the side

#### **FIRST FLOOR LANDING**

Light and airy from large UPVC double glazed window to the side, recessed lighting to the ceiling, stairs to 2nd floor

#### **BEDROOM 1**

Room with Velux rooflights to the ceiling and high window to the side. Eaves storage and radiator. Opens through to the ensuite



#### **ENSUITE SHOWER ROOM**

Impressive tiled ensuite with wall mounted his and hers wash hand basins with illuminated mirror, towel radiator, wc and walk in shower with extractor fan and Velux rooflight

#### **BEDROOM 2**

Spacious double bedroom with walk in dressing area, UPVC double glazed window to the front, radiator

#### **BEDROOM 3**

UPVC double glazed window to the rear, radiator

#### **SECOND FLOOR LANDING**

Give access to a storage cupboard, Velux rooflight

#### **OFFICE STUDY ROOM**

3 x Velux rooflights to the ceiling make this space ideal for a home office / study area with 2 x low radiators NB The room is in the loft area and has restricted headheight.

#### **GARAGE / STUDIO**

Former L-shaped garage that has been adapted to a home gym studio with French doors to the garden, whilst still retaining traditional storage options.



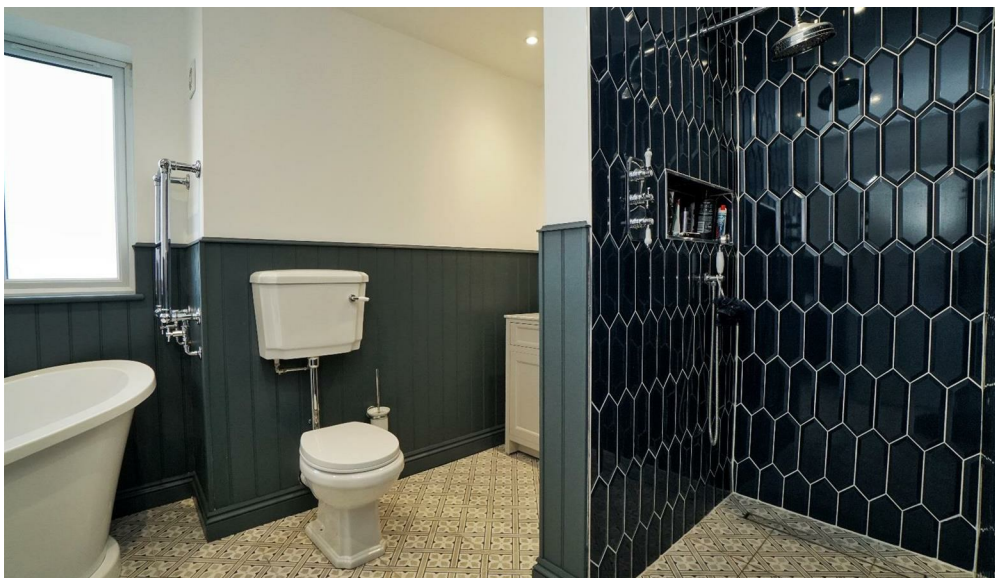
#### **OUTSIDE**

The property is approached via an electronic remotely operated gate and boasts 170m2 permeable block paved driveway offering plenty of parking solutions. The rear garden is low maintenance and has a lawned area and modern style landscaping with privacy solutions installed.

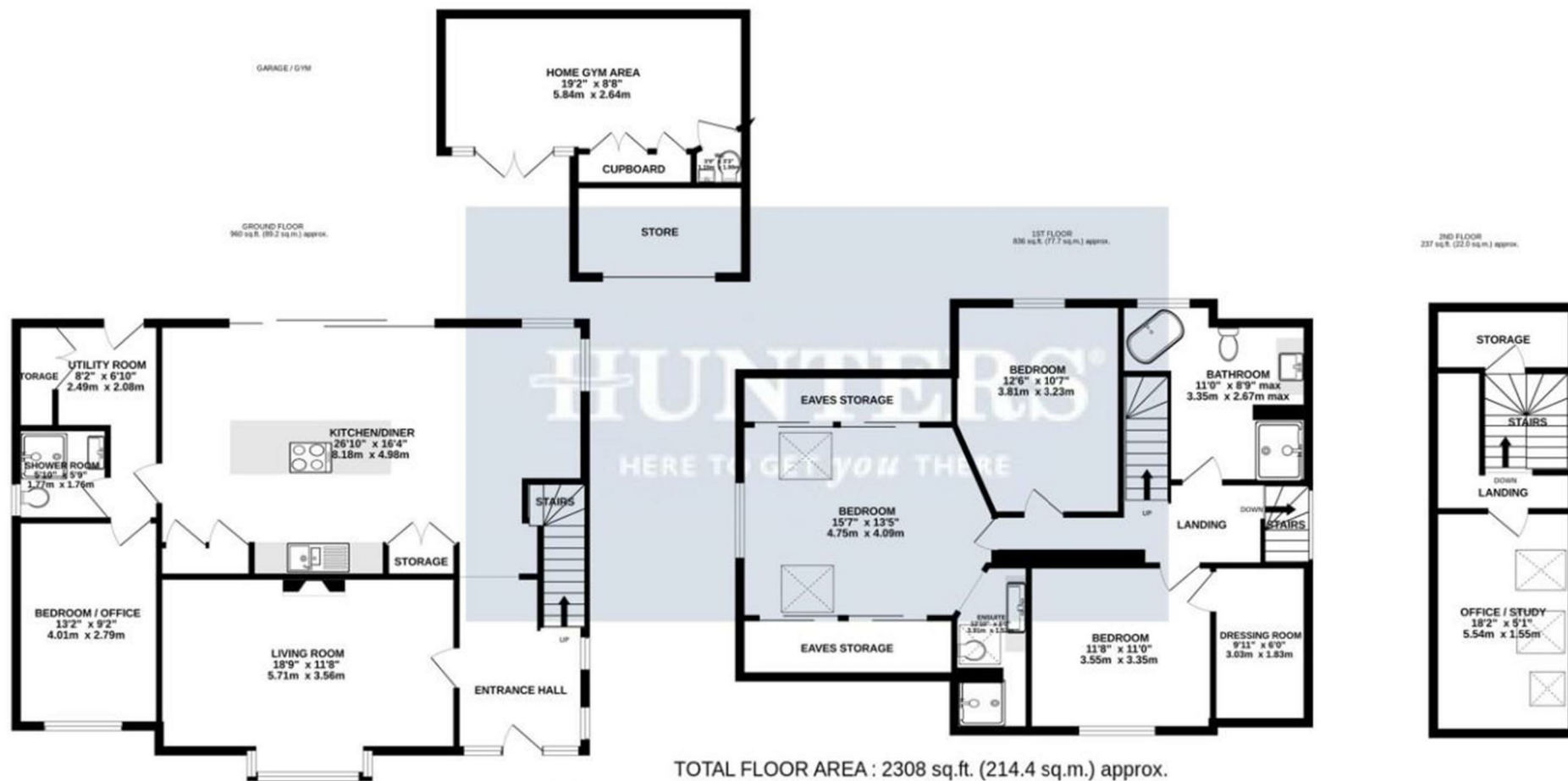
#### **COUNCIL TAX & EPC RATINGS**

The property is currently listed on the City of York Council website as in Band E which is currently £2,293.91 per annum as of 1st April 2022. The EPC rating is currently 74 (C) with a potential rating of 81 (B).





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.



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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 74      | 81        |
| EU Directive 2002/91/EC                     |         |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Haxby -  
01904 750555 <https://www.hunters.com>

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