



ACCOMMODATION

A beautifully presented detached family house with 4 double bedrooms, 2 bathrooms and a fabulous fitted kitchen. The property is situated on a corner plot with a sunny south facing rear garden and forms part of a highly sought after development on the edge of countryside.

The ground floor entrance hallway leads to the bright and spacious lounge, which features a gas flame fire in an attractive stone surround, and is flooded with light from the south facing patio doors onto the rear garden. There is also a separate dining room with a bay window to the front. The kitchen has a window to the front, and is fitted with an extensive range of stylish modern wall and base units, with wood effect worktops and splash backs, a breakfast bar, a five ring gas hob, overhead extractor, oven/grill, and an integrated dishwasher, fridge and freezer. Smart wood effect Amtico flooring runs through into the handy utility room, which has spaces for a washing machine and tumble dryer, and a door out to the rear garden. There is also a built in cupboard and a door into a cloakroom/WC.

On the first floor there are 4 double bedrooms, with fitted wardrobes to three of the bedrooms. There is an ensuite shower room to the master bedroom, and a family bathroom with a shower over the bath and part tiled walls.

The property has gas central heating, double glazing and an Energy Performance rating (EPC) of C.

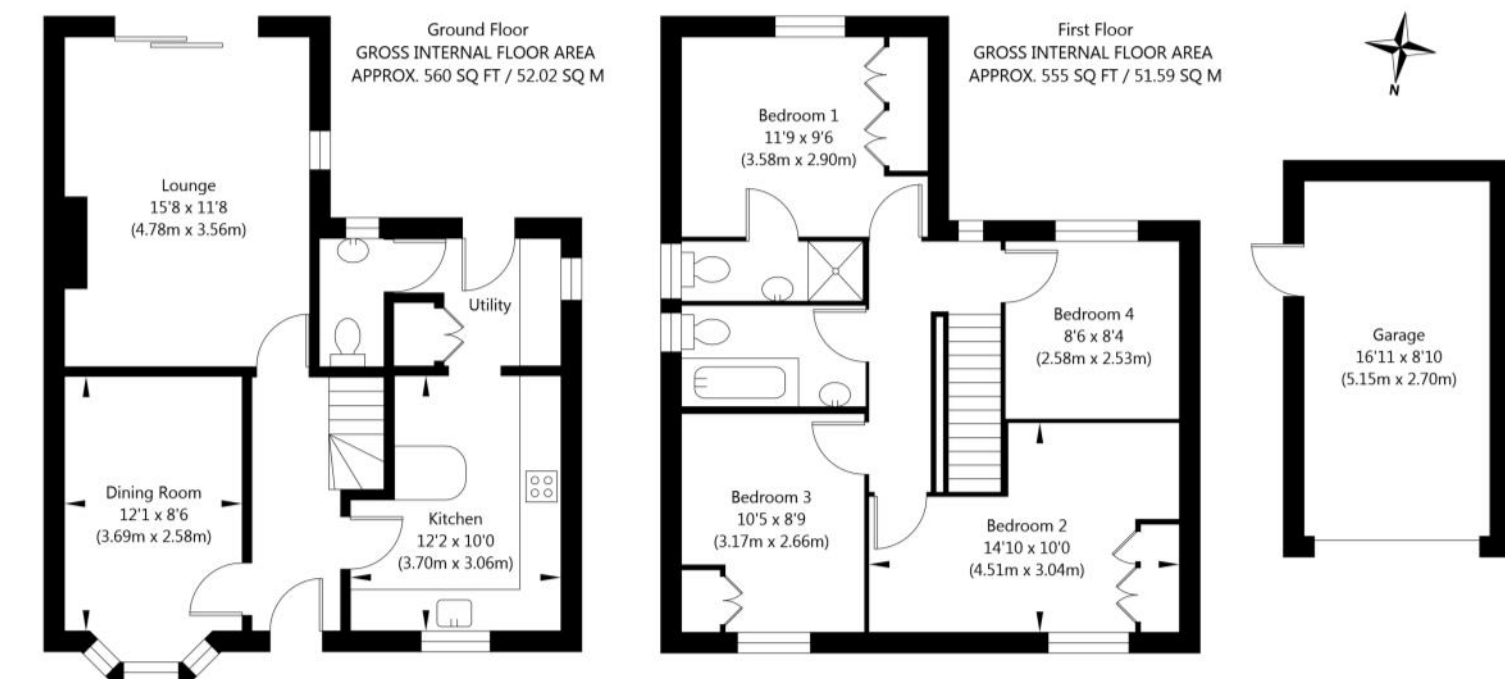
There is a low maintenance garden area to the front, and a driveway to the side with off street parking for several cars, leading to a garage which has power and light. The sunny south facing rear garden is partly walled and

neatly landscaped with a flagged patio seating area, lawn and planted borders.

York's city walls at Monk Bar are 6.6 miles to the south and there is a regular bus service into the city. The property is in the catchment for two highly regarded schools; the Robert Wilkinson Primary Academy in the village, and the Huntington Secondary School 4.3 miles to the south, for which courtesy buses are provided for students to and from the village. The York Golf Club is in the village alongside Strensall Common.

COUNCIL TAX

Band E - 2019/2020 approximately £2025.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1115 SQ FT / 103.61 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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