



## Station Square, Strensall, York Offers Over £395,000

\*\*\*\* FIVE DOUBLE BEDROOMS \*\*\*\*

An ideal opportunity for young and mature families to acquire this 5 bedroom, 3 storey modern detached house occupying a choice corner position and featuring an open plan living kitchen, lawned rear garden and integral garage.





## Accommodation

This bespoke, detached house occupies a corner plot position offering substantial family living accommodation set across three floors. The property is being offered for sale with no onward chain and is certain to be of interest to both young and mature families alike.

Internally, the property is entered via a double glazed front door into an entrance porch which in turn leads through into the reception hall which is a staircase leading to the first floor accommodation.

The main body of the living accommodation is open plan in nature and includes a living kitchen which has an attractive range of built-in base cupboards with Granite worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks.

The kitchen includes a built-in electric oven and grill with five-point gas hob unit and extractor canopy. There is an integrated dishwasher and space for a freestanding fridge freezer unit. The kitchen benefits further from a breakfast bar and ceiling down lighters.

The living kitchen leads through into a spacious living area with double glazed bay window to the front elevation and feature wood burning cast iron stove. There is a television aerial point and underfloor heating.

Located off the living room is a conservatory being of uPVC construction with French doors leading out onto the rear garden beyond.

There is a separate utility room having an additional range of storage cupboards with matching worktops and inset sink unit. The utility room provides plumbing for a washing machine.

The master bedroom is located on the first floor of the property, having a built-in wardrobe with television aerial point in addition to an ensuite wet room having a low flush W.C., wash hand basin and wall mounted shower unit.

Bedroom two is a further ensuite room, having a built-in wardrobe, and ensuite wet room with a low flush W.C., wash hand basin and wall mounted shower unit. Bedroom three is a further spacious double room with a built-in wardrobe and the first floor accommodation is completed by the house bathroom which has a modern suite comprising of a low flush W.C., wash hand basin and inset bath with shower attachment and tiled splashbacks. The bathroom also houses the airing cupboard and features a heated towel rail.

To the second floor are two further double bedrooms, both of which benefit from double glazed Velux roof lights and wall heaters.

## To The Outside

The property is accessed directly off Station Square onto a gravelled front hardstanding which provides off street parking for numerous vehicles. The driveway in turn accesses the integral garage which has an up and over garage door and is equipped with light and power. The garage also houses the wall mounted boiler.

There is gated access down the side of the property through into the rear with the rear garden being comprehensively laid to lawn with surrounding fenced boundaries.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 10000\* Mbps download speed

EPC Rating: C

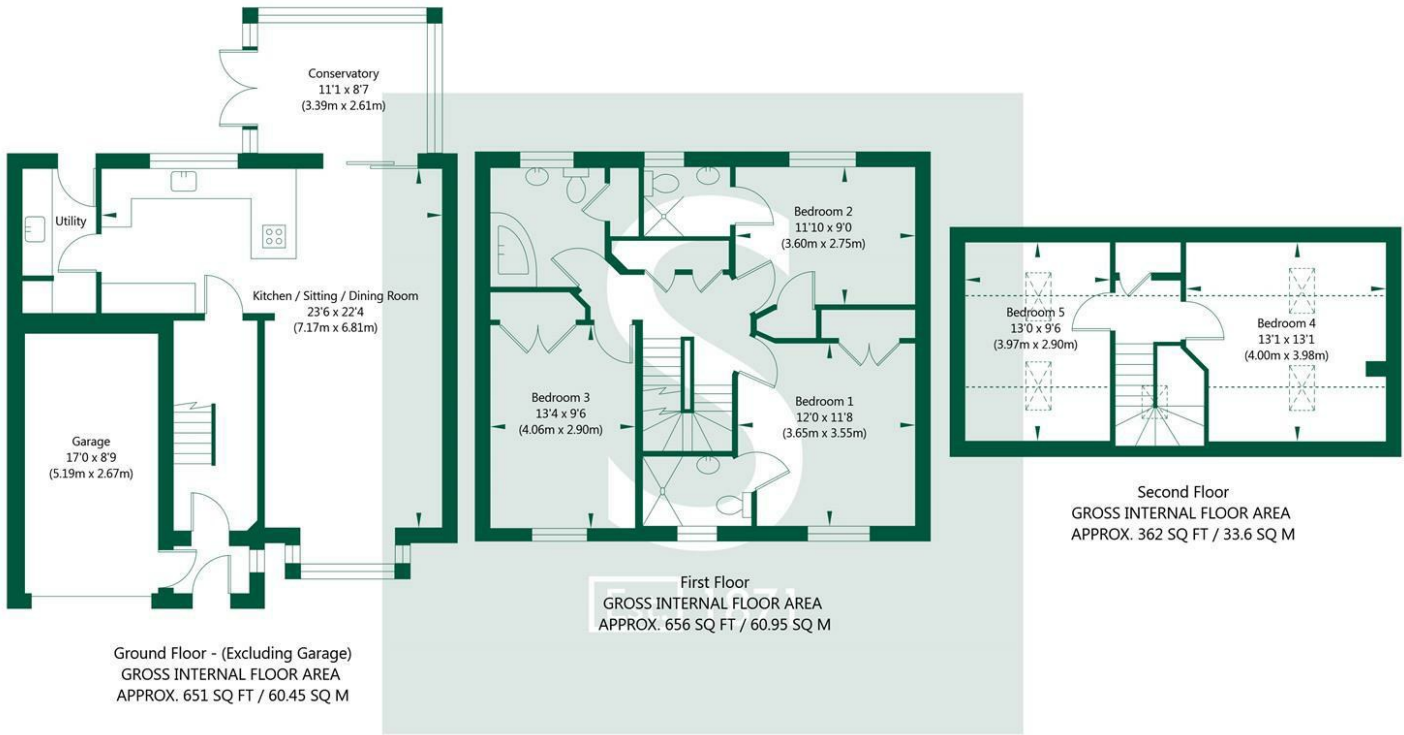
Council Tax: TBC

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Station Square, Strensall, York, YO32 5ZL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1669 SQ FT / 155 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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