

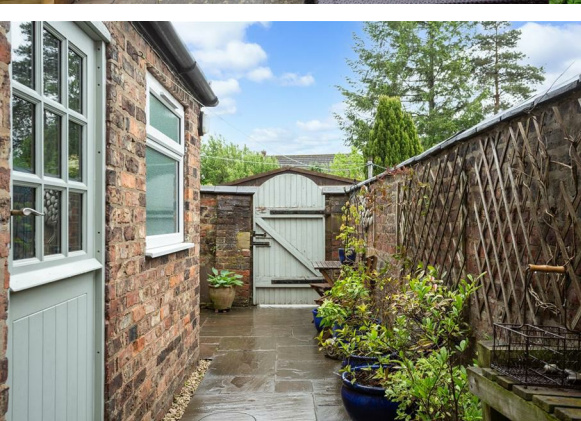


## The Village, Strensall, York Offers Over £350,000

\*\*\*\* ORIGINAL PERIOD FEATURES \*\*\*\* NO ONWARD CHAIN\*\*\*\*

A charming period town house overlooking 'The Village', offering spacious and immaculately presented living accommodation with off street parking and private 'secret' garden.





## Accommodation

Occupying a prominent position, overlooking the village; in the heart of Strensall, is this period townhouse which has been meticulously maintained and provides an ideal opportunity for professional couples, families, and retirees.

### Accommodation

Entering the property through a front entrance porch and having an original tiled flooring, dado rail and integral door with leaded light casement window.

The reception hall has a staircase leading to the first floor accommodation, in addition to a dado rail and enclosed radiator.

The principal living room is a spacious lounge, located at the front of the house, having a feature living flame coal effect gas fire with tiled surround. There is a bay window to the front elevation with uPVC framed double glazed casements, engineered oak flooring, television aerial point and contemporary radiator.

The lounge leads through into a separate dining room having a feature period fireplace, with cast iron basket grate set on a Quarry tiled hearth. There is an original double fronted cupboard, radiator, engineered oak flooring and built-in under stairs storage.

The property's kitchen has a range of built-in base units, with oak worktops and inset ceramic sink unit. There is an additional range of matching high level storage and display cupboards. Included is a built-in NEF electric oven with 4 point gas hob unit, extractor fan and tiled splashbacks.

There is a rear entrance porch, with stable style courtesy door, leading out onto the courtyard beyond. The porch also has 2 high level storage cupboards and provides ample space for a free-standing fridge freezer unit.

Located at the rear of the house, is a separate utility room having an additional range of high and low level storage cupboards with fitted worktop and recess providing plumbing for a washing machine. The utility room also hosts a low flush W.C. and has a radiator.

The first floor landing services the entirety of the first floor accommodation and includes a loft hatch with retractable ladder.

The principal bedroom is located at the front and has a feature period fireplace with cast iron basket grate. There is a radiator and ornamental picture rail.

There is a second double bedroom located at the rear with radiator, and the internal accommodation is completed by a generous house bathroom having a low flush W.C., wash hand basin set in a vanity surround and inset bath with wall mounted shower attachment and surrounding tiled splashbacks. The bathroom also includes a built-in linen cupboard, vinyl flooring and radiator.

## To The Outside

The property has a pedestrian access from The Village onto a stepped front pathway which leads up to the front door of the property.

The property's front garden is gravelled with a planted front border, in addition to a walled and hedge lined boundaries.

The property enjoys a delightful rear courtyard garden, which is extensively flagged providing ample space for garden furniture. There is a covered store and seating area, and the courtyard is fully enclosed to all sides by walled boundaries. The property also benefits from a security light.

Gated access leads out onto a rear courtyard, which has vehicular access down the side of the terraced development onto a hard-standing which provides off street parking, potentially for 2 vehicles.

One of the outstanding features of the property, is its delightful, secret garden which is private with gated access.

The garden includes a flagged patio which steps out onto a lawn with planted borders and twin raised vegetable beds. A greenhouse is included within the sale, and the rear garden is enclosed to all sides by walled, fenced and tree lined boundaries.

The property itself benefits from both gas fired central heating with double glazing throughout and an early inspection is recommended to appreciate to quality of the accommodation on offer.

## Property Information

Tenure: Freehold

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

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: D - Valid until 28/05/2035

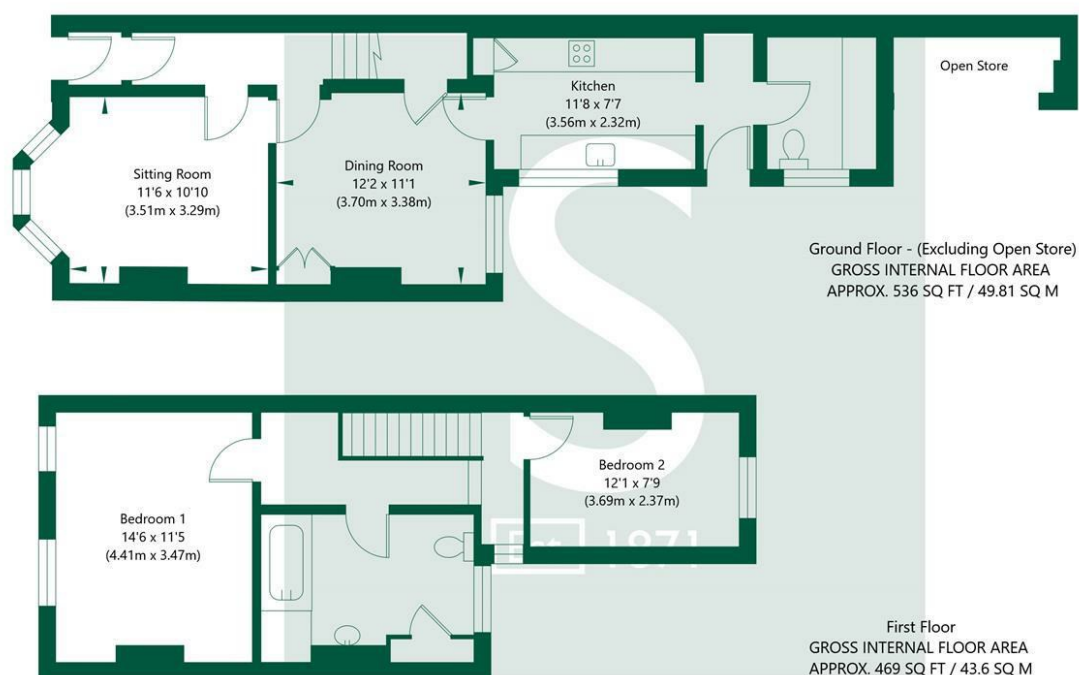
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

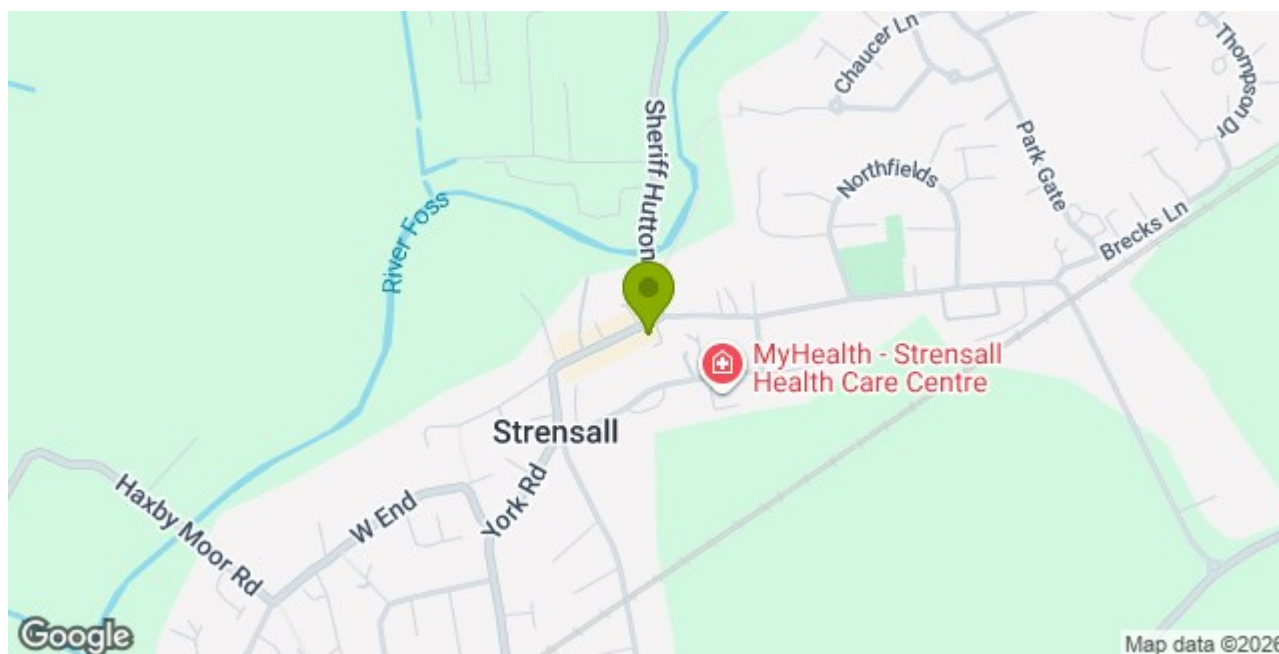
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

## The Village, Strensall, York, YO31 5XS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1005 SQ FT / 93.41 SQ M - (Excluding Open Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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