

Duncombe Drive, York YO32 5PJ

Asking Price £300,000

**Stephensons**  
estate agents & chartered surveyors



A spacious end terrace house set within this ever popular development, featuring a master bedroom suite, detached garage, and being offered for sale with vacant possession. No Forward Chain

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 2000\* Mbps download speed  
 EPC Rating: tbc  
 Council Tax: C - City of York  
 Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

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



An ideal opportunity for either young or mature families to acquire this spacious end terraced house, located in the ever-popular village of Strensall and being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered through a glazed entrance door into a reception hall having a turned staircase leading to the first floor. The hall includes a single radiator and accesses the downstairs cloakroom which has a low flush W.C., pedestal wash hand basin, and radiator.

The principal reception room is a spacious lounge located at the front of the house featuring an electric fireplace and bay window to the front elevation. The lounge also includes a double radiator and television point.

Located at the rear is the open plan breakfast kitchen which has a range of built-in units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. Included within the kitchen is a built-in Bosch electric oven with 4 point Ignis gas hob unit with extractor canopy. There is plumbing for a washing machine and space for a fridge freezer and breakfast table. Double glazed French doors lead out onto the rear garden; the kitchen also includes a radiator and built-in under stairs cupboard.

The first floor landing houses the airing cupboard with hot water cylinder and electric immersion heater. There are 3 bedrooms, 2 double rooms and a single room, all of which benefit from double glazed casement windows and radiators.

The master bedroom is located at the front of the house and has an ensuite comprising of a low flush W.C., pedestal wash hand basin, and walk-in corner shower cubicle with tiled splashbacks. The ensuite includes a radiator and extractor.

The internal accommodation is completed by the house bathroom which has a low flush toilet, wash hand basin and inset panelled bath with half height tiled splashbacks. There is a radiator and extractor.

The property is accessed directly off Duncombe Drive onto a substantial front and side driveway which provides off street parking for numerous vehicles. The driveway in turn gives access to the detached garage which is of brick and tile construction with up and over garage door.

The front garden is laid to lawn with planted front and side borders and there is gated access from the side of the property through to the rear.

The rear garden is low maintenance, being extensively flagged with a central fish pond and rockery.

Included within the sale are 2 separate timber built sheds in addition to a lean-to greenhouse.

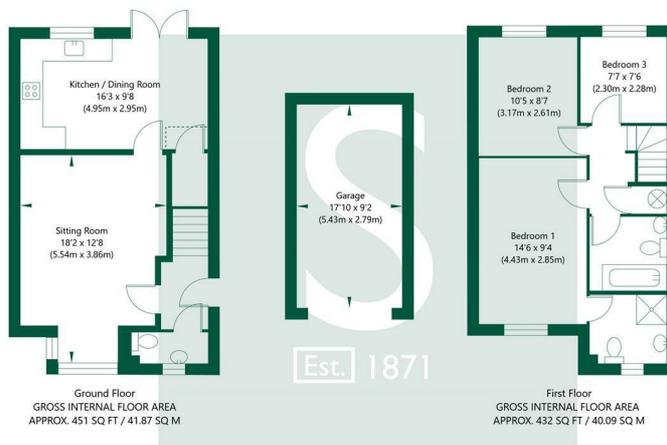
The rear garden is fully enclosed to all sides by fenced boundaries.

The property benefits from both gas fired central heating and double glazing throughout and an early inspection is strongly recommended.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 81.96 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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