



2 Cundall Close Strensall
York, YO32 5ZW
Guide Price £325,000

Situated in a quiet cul-de-sac in the popular village of Strensall, this beautifully presented three-bedroom semi-detached home offers spacious and modern living throughout. Extended to the rear, the property boasts a generous conservatory, perfect for year-round use.

This spacious home features a modern kitchen with stylish navy blue shaker style units and contemporary brass handles, a well-maintained family bathroom to the first floor, and an integral garage providing additional storage or parking. The home is complemented by a block-paved driveway to the front and a private, non-overlooked rear garden with a well-kept lawn - ideal for relaxing or entertaining.

This is a well-maintained and tastefully presented home, ideal for families or professionals seeking a peaceful location with convenient access to local amenities and transport links.

Entrance Hall

uPVC door, oak flooring, uPVC window to side, radiator



Lounge

15'10" x 11'11" (4.83m x 3.63m)

Oak flooring, uPVC window to front, radiator, TV point



Kitchen/Dining Room

20'3" x 9'3" (6.17m x 2.82m)

Fitted wall and base units with counter top, breakfast bar, electric hob and oven, space and plumbing for dishwasher, ceramic sink and draining board with mixer tap over, tiled floor, radiator



Conservatory

14'4" x 10'2" (4.37m x 3.10m)

Laminate flooring, uPVC French doors to rear garden



First floor landing

Carpet stairs,, loft access,, leading to:



Bedroom 1

11'11" x 8'3" (3.63m x 2.51m)
uPVC window to rear, laminate flooring,
radiator

Bedroom 2

16'7" x 8'5" (5.05m x 2.57m)
Fitted wardrobes, uPVC window to front,
radiator

Bedroom 3

11'11" x 9'6" (3.63m x 2.90m)
uPVC window to front, carpet, storage
cupboard

House Bathroom

7'1" x 5'10" (2.16m x 1.78m)
Panelled bath with shower over, low level w.c.,
pedestal wash hand basin, towel radiator, tiled
walls and floor

Integral garage

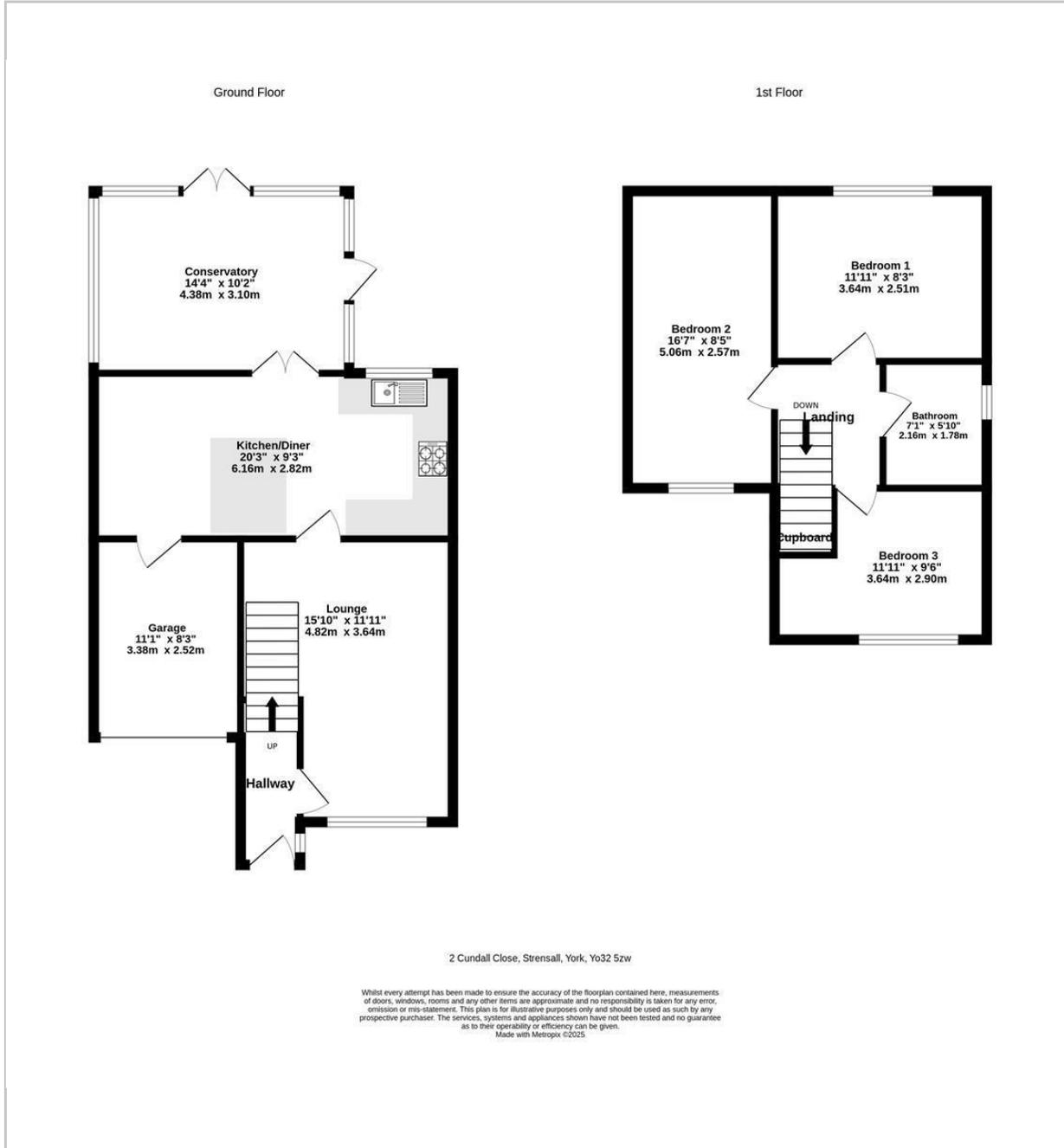
11'1" x 8'3" (3.38m x 2.51m)

Externally

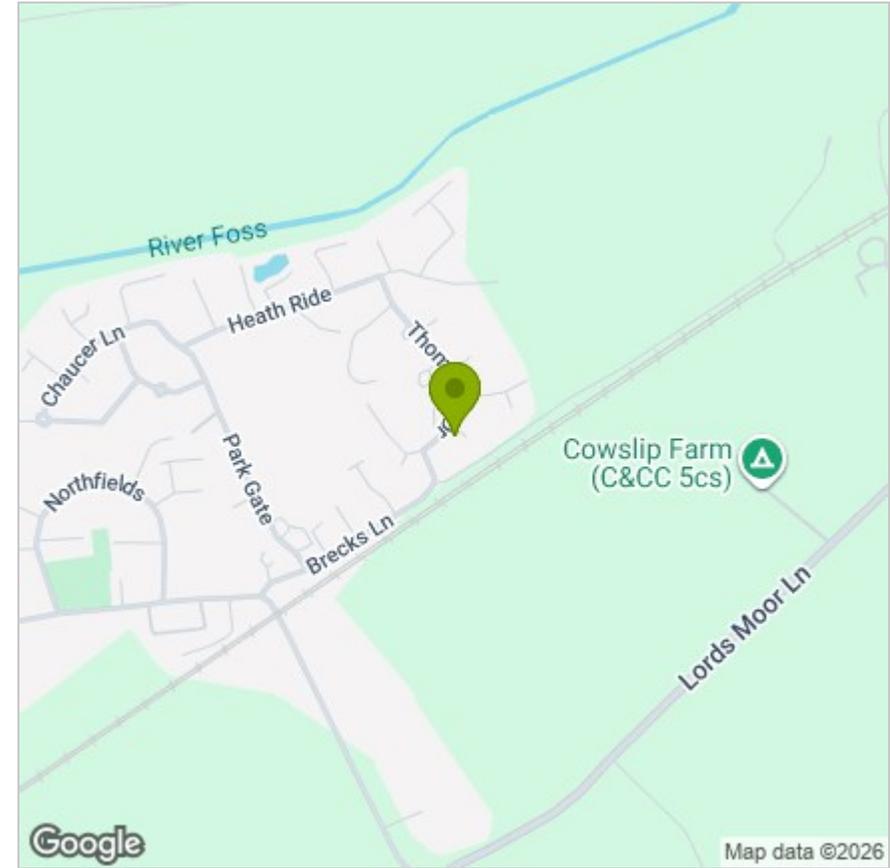
The property has parking to the front of the
property for two vehicles, and a side and rear
garden.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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