

3 Bed Detached Bungalow In Barley Rise Strensall, York, YO32 5AA £540,000





SHORT DESCRIPTION

Property Ref: 13041 A stunning 3 bedroom detached bungalow set in a prime location on the outskirts of the historic city of York. This beautiful bungalow has been recently extended and renovated and no expense has been spared in bringing it to such a high standard. Immaculate throughout, if you are looking to relocate to a desirable area with the convenience of a shopping parade only a short walk away and a frequently run bus service into the city centre at the end of the street, then this superb property ticks all the boxes. Purchasing this property requires no work whatsoever as everything possibly needing doing has been done within the last 5 years. Internally, the kitchen has been extended to provide a large dining kitchen, spacious enough to easily accommodate a Range Cooker, American fridge freezer and six seater dining table. The three double sized bedrooms have all had bespoke built in wardrobes fitted within the last year, with the addition of a refitted en-suite to the master bedroom. The bathroom has been refitted within the last year using high quality fittings, as well as a new central heating combi - boiler, which has a 12 year manufacturer's warranty. The spacious lounge is light and airy with 2 good sized bay windows and a recently fitted limestone fireplace, with inset electric log effect fire. The hallway has a large spacious cupboard for all your storage needs. All windows have been replaced in PVC. Outside, immaculately kept gardens to all sides with shrubs, clematis and flowers. Lawns to three sides. Concrete and block paved driveways for three cars. Large ornate steel gates to side courtyard. Garage and rear brick built workshop with fibreglass roof replacement 2 years ago. Outside electric vehicle charging point, electric power point for lawn mower and outside water tap. PIR LED external lighting all around. A recently built summerhouse completes a property just perfect for families and retirees to enjoy. York's city centre is only 5 miles to the south and there is a regular bus service into the city. The property is in the catchment area for two highly regarded schools; the Robert Wilkinson Primary Academy in the village and the Huntington Secondary School 4 miles to the south, for which courtesy buses are provided for students to and from the village. The York Golf Club is also in the village alongside Strensall Common.....

3

Bed Room(s)

1

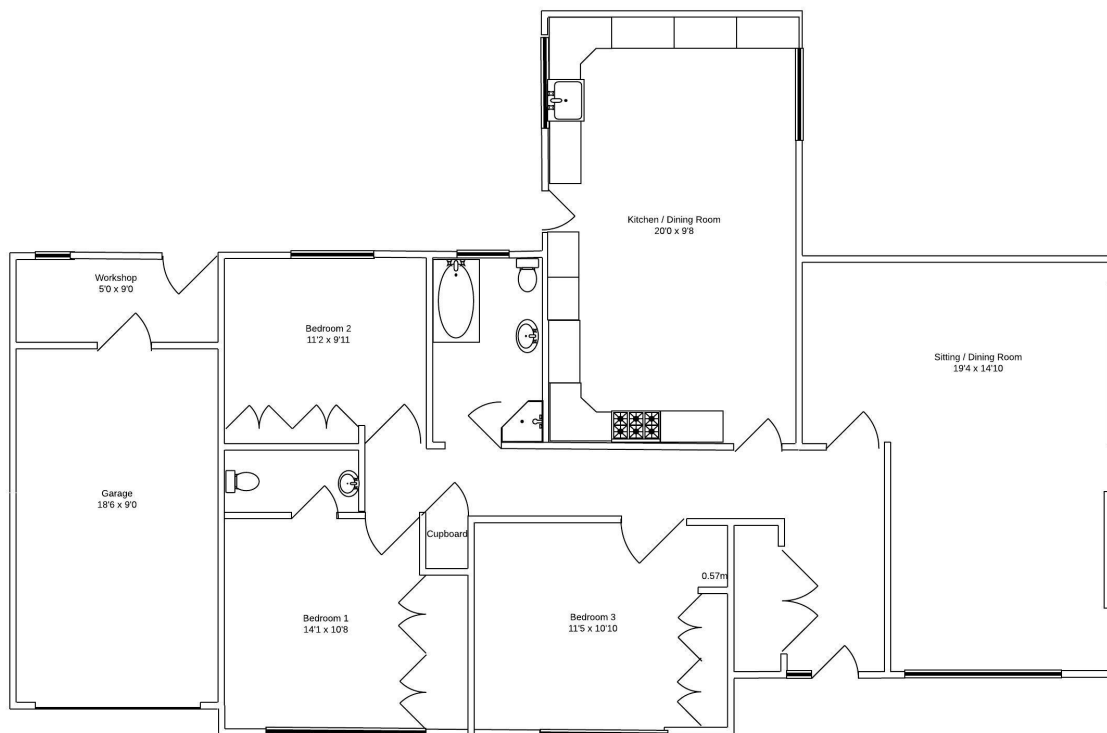
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

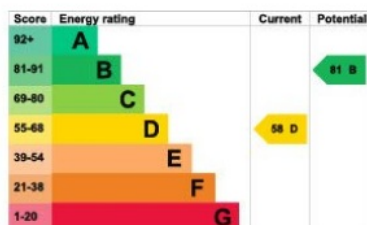
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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