



A deceptively spacious end-terrace home situated in this highly sought-after location benefiting from two double bedrooms, an enclosed south facing rear garden and ample off-street parking.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 76\* Mbps download speed  
 EPC Rating: D  
 Council Tax: B - City of York  
 Current Planning Permission: No current valid planning permissions  
 Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 809900  
 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.  
 \*Download speeds vary by broadband providers so please check with them before purchasing.

The property is entered via a timber door leading into the central hall which benefits from two useful storage cupboards.

The kitchen is located to the front of the property and has a combination of base and wall storage units with laminate preparation surfaces incorporating a 1 1/2 stainless steel sink with drying area. There is an integrated Zanussi oven and 4 ring gas hob as well as space for a washing machine and freestanding fridge/freezer.

The property benefits from two good-sized reception rooms one of which is currently used as a dining room and the sitting room which has an electric fireplace positioned centrally with timber mantle.

A rear entrance porch separates the two reception rooms and also has stairs leading up to the first floor landing which has two further storage cupboards.

To the first floor are two double bedrooms both of which have recessed wardrobes and the house bathroom.

The house bathroom has part-tiled walls and comprises a three-piece suite including bathtub with shower over, low flush WC and wash hand basin.

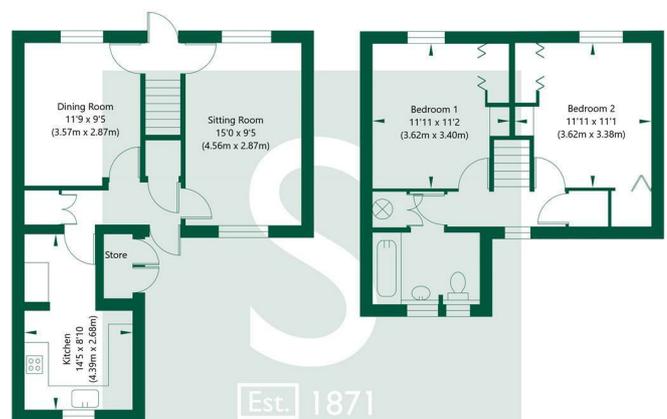
To the outside, the property has an enclosed garden to the rear which is south facing and has a timber storage shed. There is also a flagged patio area ideal for the warmer summer months.

To the front of the property are two external stores and ample off street parking.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



34 Hollis Crescent, Strensall, York, YO32 5SP



Ground Floor - (Excluding Store)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 447 SQ FT / 41.57 SQ M

First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 396 SQ FT / 36.76 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 843 SQ FT / 78.33 SQ M - (Excluding Store)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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