



## Foss Bank Farm, Strensall Road, Earswick Asking Price £625,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A modern detached cottage set within the exclusive 'Foss Bank Barns' Development boasting substantial family living accommodation with generous gardens and integral Garage.

The property enjoys 4 bedroom living accommodation, set within short distance of the York outer ring road and A64 , and is being offered for sale with no onward chain.





## Accommodation

An ideal opportunity for young and mature families to acquire this modern 4 bedroom, detached cottage set within the exclusive Foss Bank Farm development, and being offered for sale with no onward chain.

Internally the property is entered via a panelled front entrance door into a spacious reception hall with staircase leading to the first floor accommodation.

The principal reception room is a generous living room having double glazed French doors leading out onto the rear gardens beyond. The living room benefits from a television aerial point and radiator.

One of the feature rooms of the property is the open plan breakfast kitchen, having a modern range of built-in base units to 2 sides with Quartz worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with Quartz splashbacks. Included within the kitchen is an integrated electric oven with 4 point hob unit and extractor canopy. There is an integrated automatic dishwasher, fridge unit and microwave. uPVC framed double glazed French doors to the side elevation giving access out onto the garden. The kitchen also benefits from ceiling down lighters and a radiator.

There is a separate study/snug with radiator and the ground floor accommodation is completed by a utility room, which has an additional fitted worktop with inset stainless steel sink unit and rear entrance door. The utility room provides plumbing for a washing machine and space for a tumble dryer.

To the first floor is a master bedroom suite with ensuite shower room featuring a low flush W.C, pedestal wash hand basin and walk-in shower cubicle with tiled splashbacks.

All 4 bedrooms benefit from double glazed casement windows and radiators.

Finally, there is house bathroom which has a low flush W.C, pedestal wash hand basin, inset bath and separate corner shower cubicle with waterproof panelled surround. The bathroom also benefits from tiled flooring and tiled splashbacks.

## To The Outside

The property is accessed from a private drive onto a gravelled front hardstanding which provides off street parking for numerous motor vehicles and which in turn gives access to the attached garage having light and power.

The property's front garden is laid to lawn with a flagged front pathway and surrounding fence lined boundaries.

Adjoining the rear elevation is a further flagged patio providing ample space for freestanding garden furniture. The side and rear gardens are laid to lawn with further defining fenced boundaries.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity and water. Septic tank.

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: B - valid until 25.11.2030

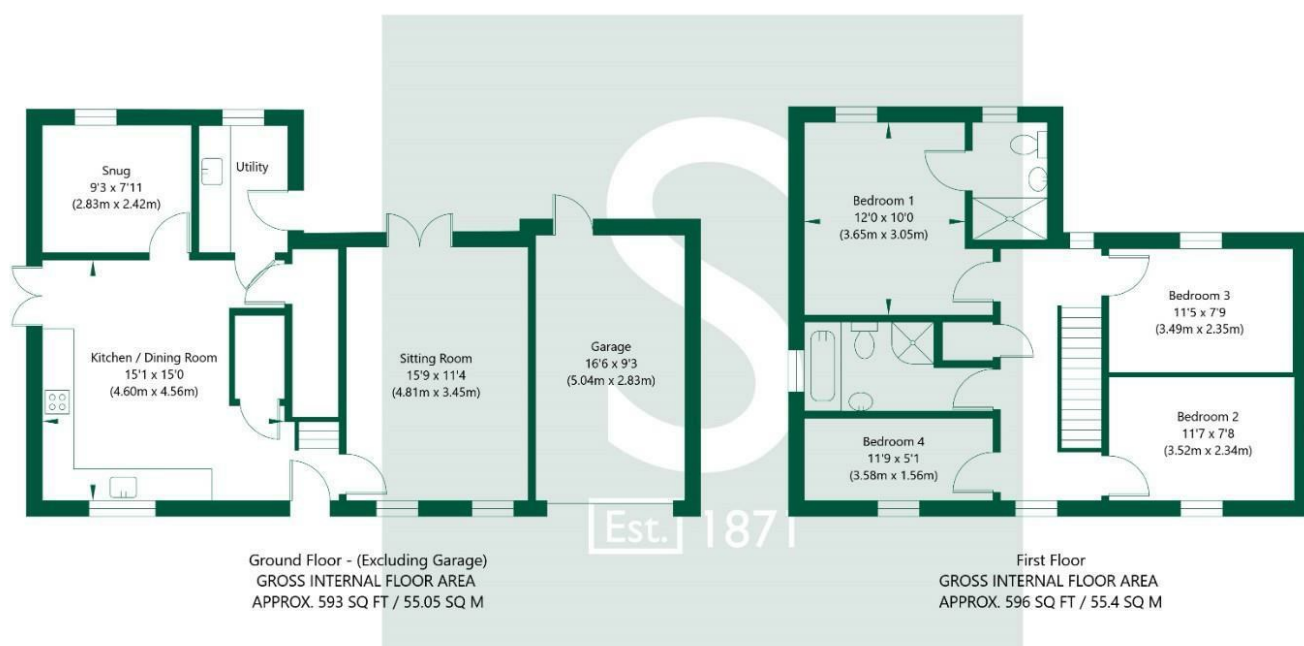
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

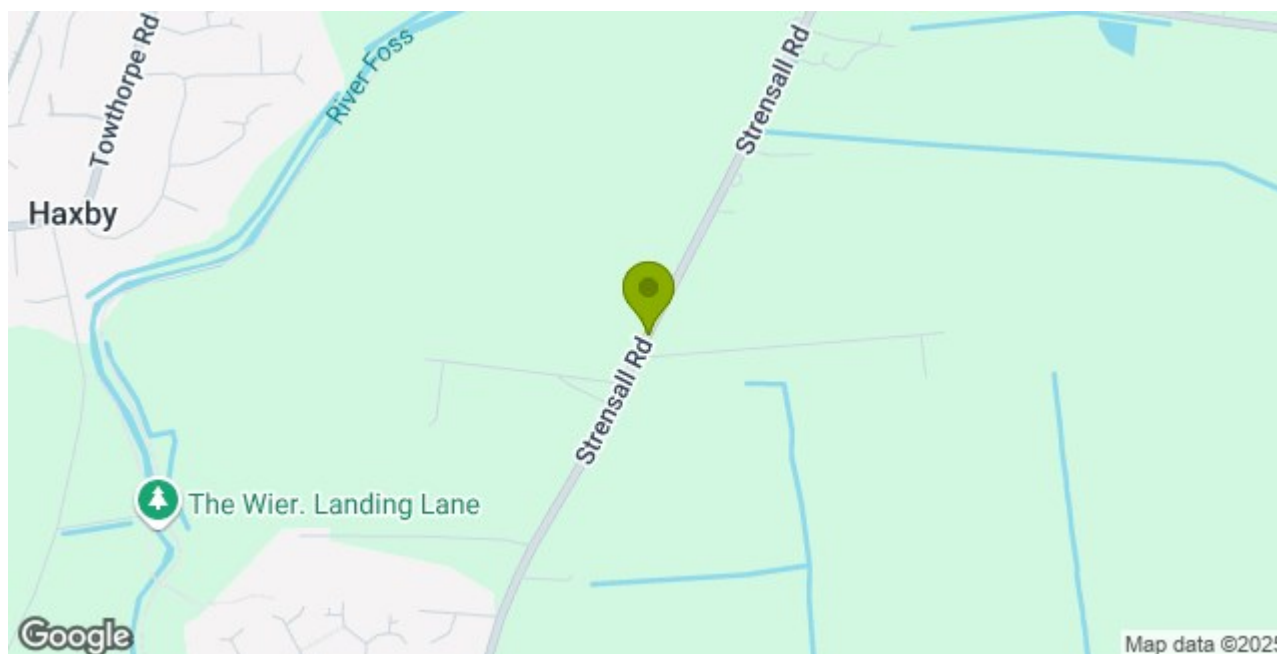
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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

# Foss Bank Farm, York, YO32 9SW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1189 SQ FT / 110.45 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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