



The Laurels, Strensall, York Asking Price £275,000

**** NO ONWARD CHAIN ****

A well presented semi detached house, built previously by renowned local developer, Daniel Gath Homes, offering three bedroom living accommodation with detached garage and vacant possession.



Accommodation

A well presented, and recently updated, semi-detached house set within this peaceful cul de sac which is being offered for sale with both vacant possession and no on-ward chain.

Internally, the property is entered via a composite front door into an entrance hall with radiator and turn staircase leading to the first floor.

The property has a downstairs cloakroom with wash hand basin, W.C., and radiator.

The kitchen is located at the front of the house and has a range of built-in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards to the side elevation with ceramic tiled splashbacks. Included within the kitchen is a built-in NEF electric oven with four point gas hob unit and extractor fan. There is plumbing for a washing machine and space for a fridge freezer. The kitchen houses the Ideal gas fired central heating boiler and has a radiator and ceiling down lighters.

Located at the rear of the house is a spacious lounge with uPVC framed double glazed French doors to the rear elevation. The lounge benefits from a built-in under stairs cupboard, with cloaks rail, two radiators and a television aerial point.

The main bedroom is located at the rear having twin double fronted built-in wardrobes with central chest of draws.

Bedroom two is a further double room having a triple fronted wardrobe, with bedroom three being a single room located at the front. All three bedrooms benefit from double glazed casement windows and radiators.

The property's landing has a loft hatch and built-in over stairs linen cupboard.

Finally, there is a house bathroom having a three-piece suite comprising of a low flush W.C., pedestal wash hand basin and inset bath with wall mounted shower attachment and full height tiled surround. The bathroom also includes a radiator, extractor fan and ceiling down lighters.

The staircase landing and all three bedrooms have new carpets.

To The Outside

The property is accessed off The Laurels having a gravelled driveway and hardstanding which provides off street parking. The driveway in turn accesses a detached single garage having brick and tiled construction with up and over garage door.

To the front of the property is a slate chipped lawn with flagged pathway leading to the front door.

Adjoining the rear elevation is a flagged patio with gravelled surround which provides ample space for garden furniture.

The patio steps out onto a newly turfed lawn with surrounding walled and fenced boundaries.

There is gas fired central heating and double glazing throughout, and the property is certain to be of interest to small families and retirees.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 10000* Mbps download speed

EPC Rating: TBC

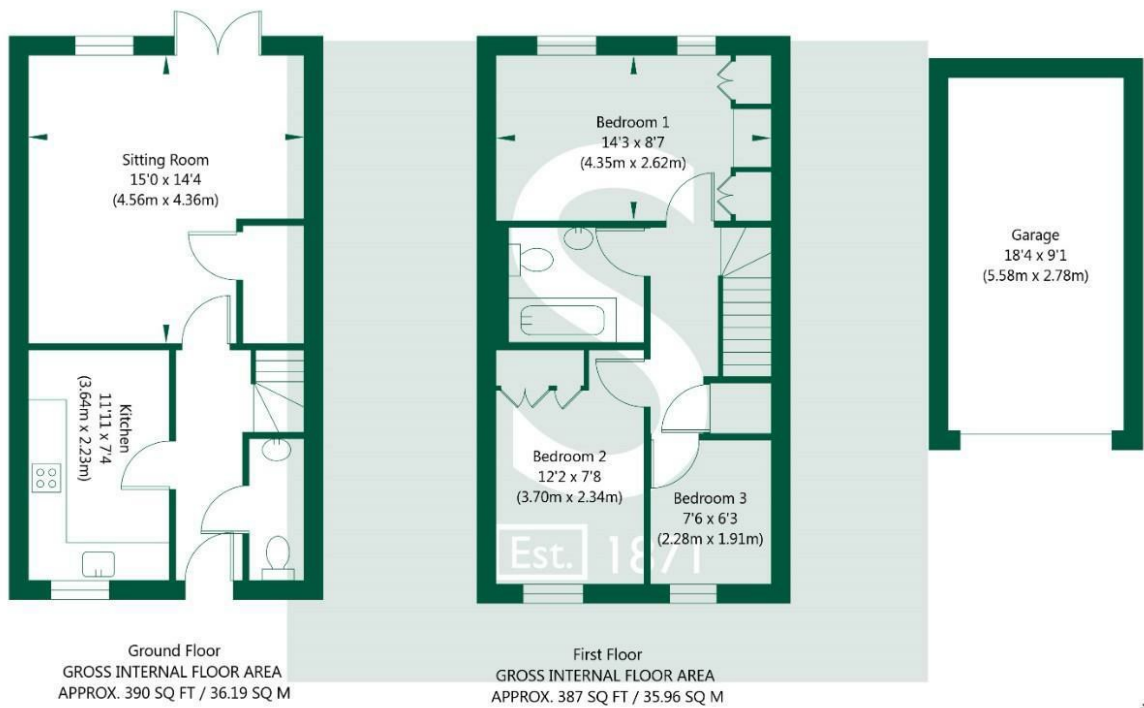
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

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

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

The Laurels, Strensall, York, YO32 5RP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ FT / 72.15 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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