



YOUR MOVE
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Wilkinson Way, Strensall, York YO32 5ZA

Guide Price £350,000

ACCOMMODATION

A beautifully presented and extended four bedroom, two bathroom end terrace home, offering spacious and versatile accommodation with a private rear garden.

The entrance lobby leads into a spacious lounge/dining room, providing plenty of room for both seating and dining areas. The lounge has an electric fire set within a feature surround and a window to the front, while French doors to the rear open into the garden room.

The garden room is a useful addition to the living space, glazed on two sides with views over the rear garden. French doors open directly onto the garden, making this an ideal space to enjoy throughout the year.

The kitchen/breakfast room is fitted with a stylish range of units complemented by contrasting worktops, with space for a table and chairs. Integrated appliances include a gas hob, extractor fan and double oven, with space for an American-style fridge/freezer and dishwasher. Off the kitchen is a separate utility room with space for a washing machine and tumble dryer. A cloakroom/WC, accessed from the rear hallway, completes the ground-floor accommodation.

On the first floor, the principal bedroom has an en-suite shower room/WC. There are three further bedrooms, providing flexibility for family living or home working, together with a family bathroom/WC.

The property benefits from gas central heating and double glazing, with an Energy Performance Certificate (EPC) rating of TBC.

Outside, there is a lawned garden to the front and a driveway to the side providing off-street parking and access to the integral garage.

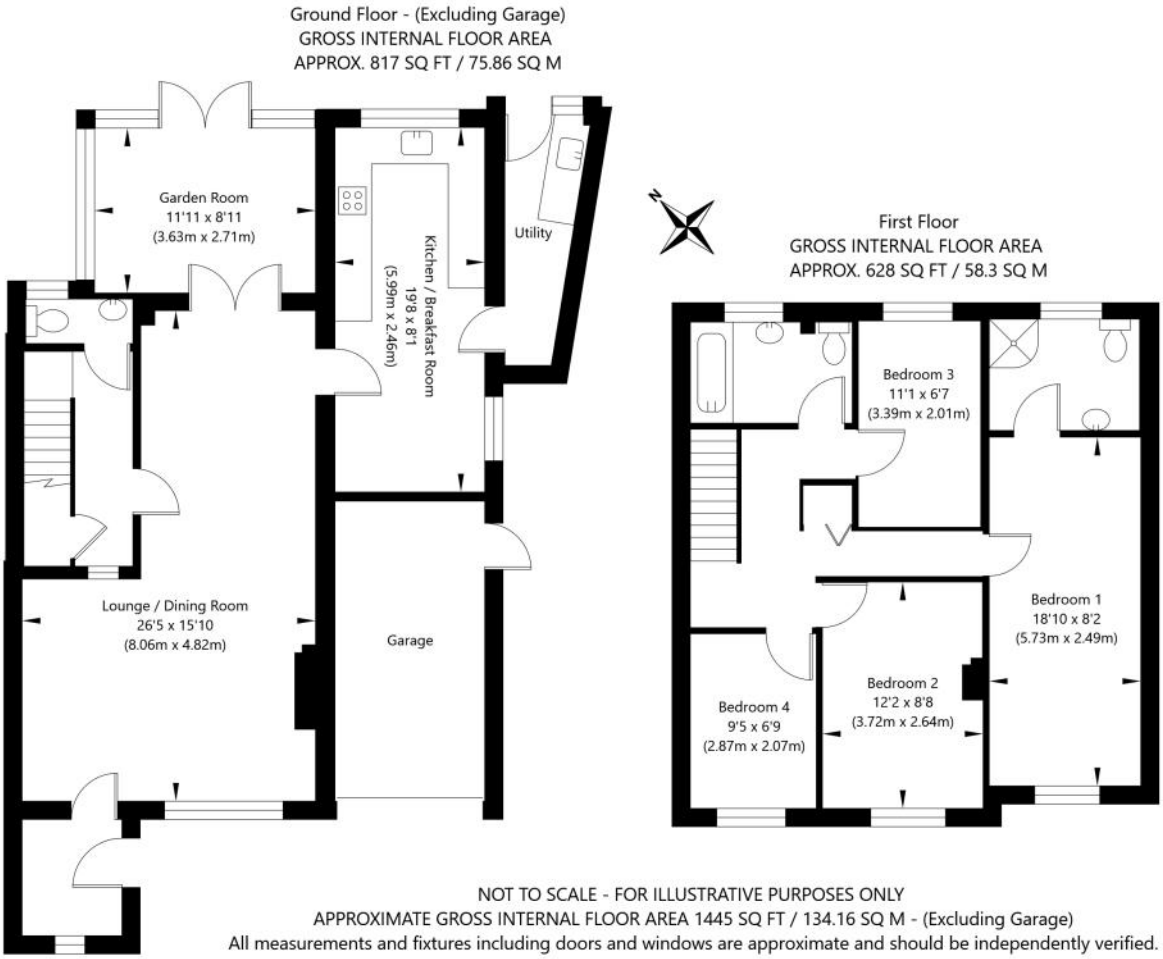
The rear garden offers a good degree of privacy, with a mature hedge and a backdrop of established trees. Mainly laid to lawn with areas of mature planting, there is also a patio seating area which benefits from the afternoon and evening sun.

Wilkinson Way is a cul-de-sac in the sought-after village of Strensall, approximately six miles north of York's city walls at Monk Bar. Robert Wilkinson Primary Academy is nearby, and the property falls within the catchment area for Huntington School, with courtesy bus transport available for students.

COUNCIL TAX

Band C - 2026/2027 Approx £2,020.

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