



YOUR MOVE
ANSCOMBS

Netherwoods, Strensall, York YO32 5WE

Guide Price £285,000

ACCOMMODATION

This modern three double bedroom home offers well-proportioned accommodation arranged over three floors, complemented by off-street parking and an attractive rear garden. Tucked away at the end of a terrace of just three properties, the house enjoys a pleasant position within a cul-de-sac of established detached homes.

The entrance lobby opens into a bright and spacious lounge, with a front-facing window providing plenty of natural light and a useful understairs storage cupboard. To the rear, the kitchen/dining room enjoys an attractive outlook over the garden, with direct access outside creating an easy connection between the indoor and outdoor spaces. There is room for a dining table, making this a sociable setting for everyday family meals and entertaining.

The kitchen is fitted with a range of contemporary units, complemented by granite-effect worktops and upstands, together with a tiled floor. Appliances include an electric hob with tiled splashback and extractor hood, an electric oven with grill, and an integrated fridge/freezer and washing machine. A convenient cloakroom/WC is located just off the kitchen and there is a cupboard housing the gas central heating boiler.

On the first floor are two double bedrooms and a modern bathroom, fitted with a white suite including a bath with shower over and glazed screen, complemented by fully tiled walls and flooring. Stairs rise to the second floor, where a useful storage cupboard is positioned on the landing and a further double bedroom features a Velux window to the front.

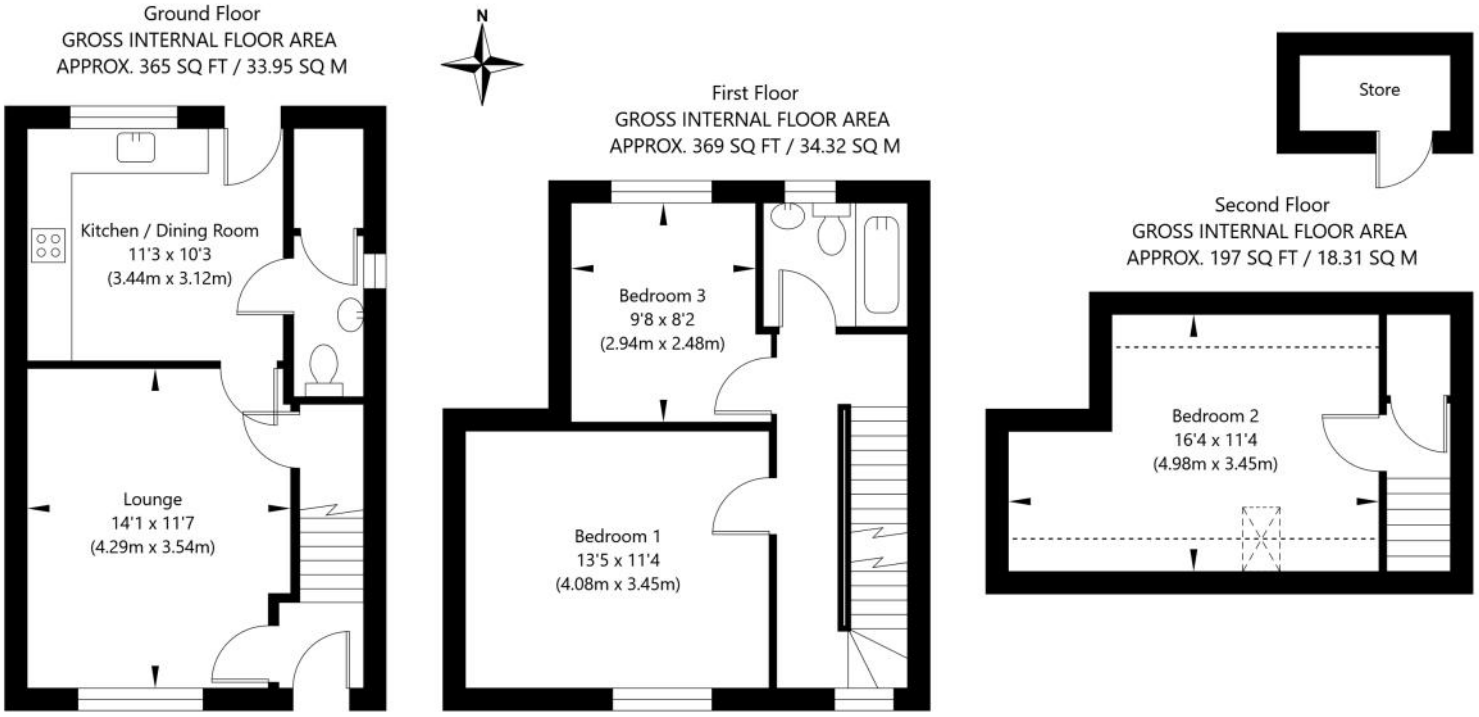
The property benefits from gas central heating and an Alpha SolarSmart system, incorporating a Gas Saver flue gas recovery unit and roof-mounted solar collector designed to help reduce gas consumption for hot water. Double glazing is fitted throughout, and the property has an Energy Performance Certificate rating of C.

Outside, a smart block-paved driveway to the front provides convenient off-street parking. Gated side access leads via a pathway and lawned area to the mature rear garden, which has a lawn, patio seating area, established planted borders and a useful brick-built store, creating an attractive and practical outdoor space.

Ideally positioned within easy walking distance of Strensall village centre and its range of local shops and amenities, this appealing home combines modern, versatile accommodation with a convenient village setting. Families are well catered for, with Robert Wilkinson Primary Academy located within the village, while Strensall is also within the catchment area for Huntington Secondary School. With three double bedrooms, private parking and an established garden, the property represents an excellent opportunity for buyers seeking a welcoming home in this popular location.

COUNCIL TAX Band C - 2026/2027 Approx £2,020.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 931 SQ FT / 86.58 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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