

ASH WALK, STRENSALL, YORK YO32

£850 pcm

2 bedroom semi detached bungalow to let

LINLEY &
SIMPSON



- **Semi-Detached Bungalow**
- **Spacious Lounge/Diner**
- **Furnished**
- **Two Bedrooms**
- **Conservatory**
- **Available Now**

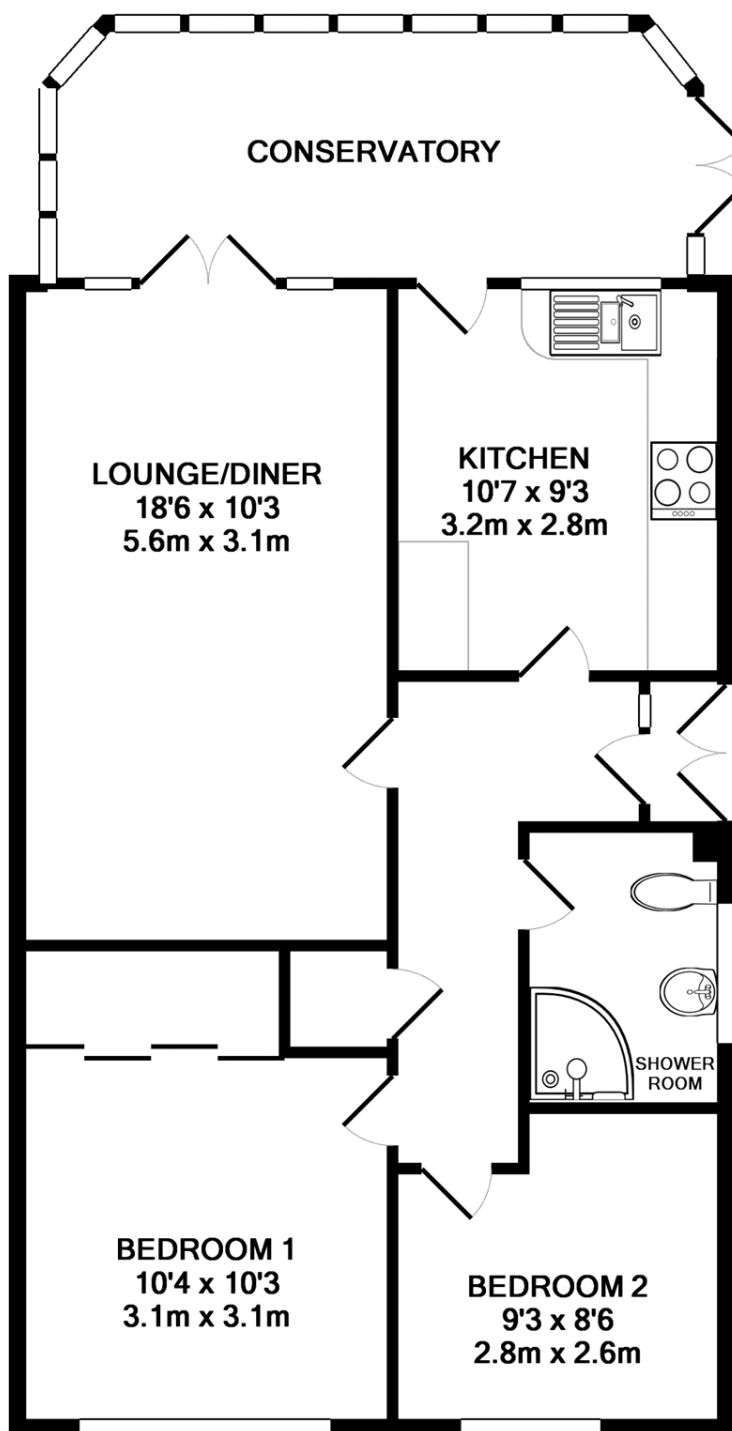
This delightful two bedroom semi-detached bungalow is set on a generous plot with a spacious garden wrapping around the front, side and the rear. Located in a quiet area in the popular village of Strensall to the north of York, the property has local shops and amenities nearby and excellent access to the outer ring road and the A64. There is also a bus stop nearby with a regular service to York.

The bungalow is well-presented throughout and entered through a hallway to the side. The heart of the home is a wonderful lounge/diner that has French doors opening into a fabulous conservatory. The accommodation continues with a fitted kitchen with a built-in oven, hob and fitted units. There is a master bedroom with a useful built-in wardrobe, a second bedroom and a modern shower room with a white suite.

Outside the property is a garage with off street parking in front of it. The garden includes lawned areas, planted beds and paved and gravelled spaces. There is also a greenhouse and a wooden storage shed. A viewing is recommended to appreciate the amazing space on offer. Fully furnished. Available now.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details





TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.2 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Fees and Terms: **For full details see www.coalters.com/TenantsTermsandConditions.pdf**
 Local Authority: **City of York Council**
 Council Tax: **Band C - £1,413.68 per year (York 2018/19)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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www.linleyandsimpson.co.uk

Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm

