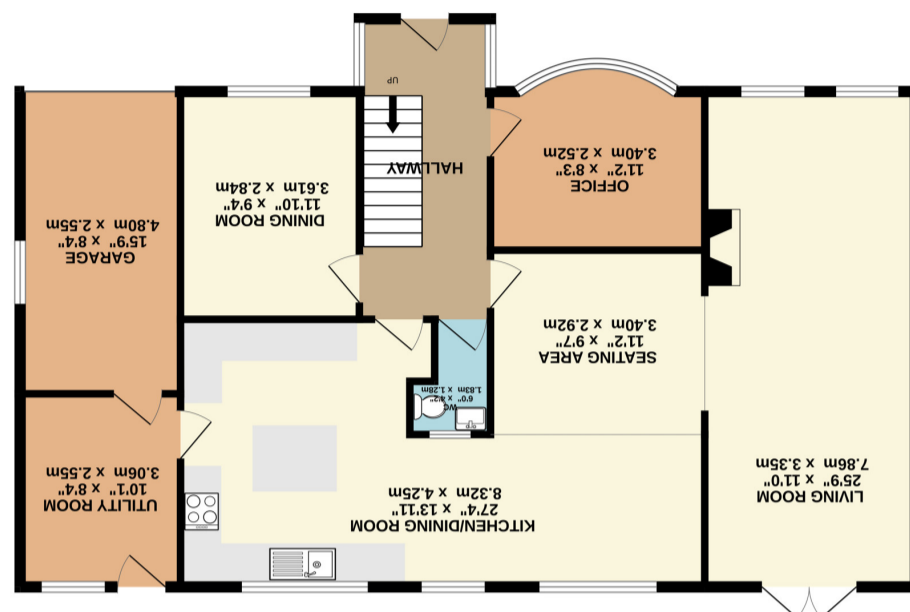
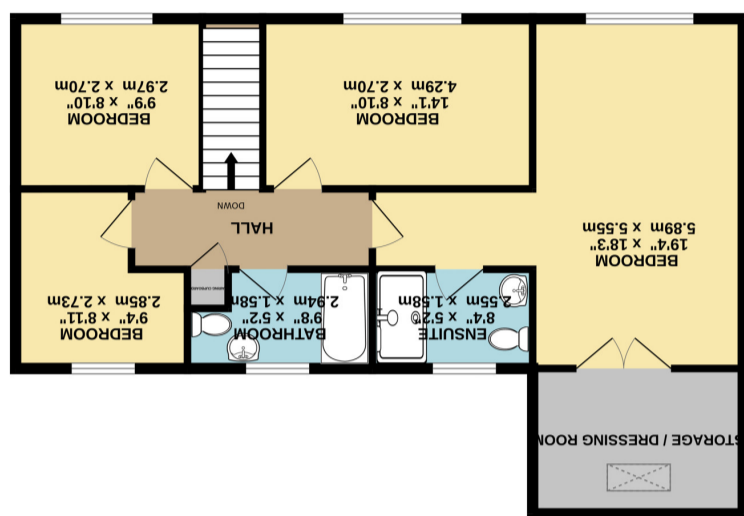


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR
 774 sq.ft. (71.9 sq.m.) approx.

TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.



Strensall Road, Earswick, York YO32 9SJ

Located in the sought after village of Earswick, this beautifully extended detached property offers exceptional space and versatility, making it the perfect family home. Upon entering the property you walk in to a bright hallway which leads on to a spacious seating area and lounge. Two further rooms are also located on the ground floor; one currently used as an office and the other a dining room. However these could be easily adapted to further reception rooms, children's playrooms or bedrooms. The heart of the home is the updated dining kitchen, which features a central island, a Kettle boiling water tap, and leads to a cosy reading area. A separate utility room and a convenient ground floor W/C complete this level. To the first floor are four good sized bedrooms, with an en-suite shower room, walk in wardrobe and a dressing area to the master, and a modern three piece house bathroom. The property sits on a generous plot, with a larger-than-average enclosed and private rear garden providing ample space for outdoor living including entertaining with family and friends or peacefully reading a book. The horseshoe shaped driveway ensures ample off-street parking, complemented by a garage with an electric door and a mature front garden that adds to the property's charm. This versatile home truly needs to be viewed to be fully appreciated. With its spacious layout, modern updates, and prime location, early viewing is highly recommended.

- Substantial Detached House
- Four / Five Bedrooms
- Home Office
- Three Reception Rooms
- Garage
- Generous Rear Garden
- Ensuite to Master
- In and Out Driveway

Travelling through Huntington towards Strensall, at the A1237 roundabout, take the second exit onto Strensall Road. Continue for approximately 100 meters and the property is located on the left hand side. Please note there is no for sale board at this property.

Earswick, an ideal location for the A1237, Monks Cross and Vangarde Retail Parks. Local shopping facilities can be found in Huntington or Strensall including The Farmers Cart and local public houses. For commuters the A1237 leads to the A64 for major road links and good bus routes. The local primary school is Huntington Primary or Robert Wilkinson and the Secondary Schools are either Huntington or Joseph Rowntree.

