

Blenkin

& Co



WESTMEAD • DUNNINGTON





**Blenkin**  
& Co

 OnTheMarket.com

**PRS** Property Redress Scheme



Priestley House, 36 Bootham

York, YO30 7BL

[sales@blenkinandco.com](mailto:sales@blenkinandco.com)

01904 671672

[blenkinandco.com](http://blenkinandco.com)





## WESTMEAD

York Street, Dunnington, York YO19  
5QW

York 5 miles • Pocklington 10 miles  
Leeds 29 miles

**Modern village house spanning  
over 4250 sq. ft built to a high  
specification.**

Entrance hall • 3 reception rooms •  
kitchen/breakfast room • utility •  
cloakroom

Principal bedroom suite • 3 bedrooms  
with en suites • 2 bedrooms sharing  
Jack and Jill bathroom

Driveway, double garage • and  
summerhouse

Front and secure rear garden

**For Sale Freehold**

**Blenkin**  
& Co



Designed by the current homeowners, Westmead is an impressive, individual property created with everyday family living in mind. It is quietly located down a private no-through road, on the edge of the sought-after village of Dunnington, some five miles from the city of York.

- Substantial detached house of over 4250 sq. ft
- Individually designed, offering flexible living space over three floors
- Enclosed rear garden with generous summerhouse
- Double garage with plenty of on-drive private parking
- Strong rural village community with ample local amenities
- Well-connected location with convenient access to York, the A64 and beyond

The large entrance hall, with its grand central oak staircase, welcomes you into the property. To the right, the sitting room stretches over 28 ft and has an open, working fireplace and double doors opening into the dining room. The heart of the home is the kitchen/breakfast room, which is well equipped, fitted with a dresser, a central working island, quartz worktops, fridge/freezer, dishwasher, and wine cooler. The kitchen/breakfast room and dining room connect to the rear garden via French doors. From the kitchen there is the utility room, cloakroom, and third reception room used as a study. The entire ground floor benefits from underfloor heating.

On the first floor the galleried landing gives access to the principal bedroom suite with dressing room and en suite bathroom, two further bedrooms with en suites, and to bedroom four and five that share the smart Jack and Jill

bathroom. Evening drinks can be enjoyed atop the west-facing balcony where there is ample room for a table and several chairs.

All rooms have been completed to a high specification, have high ceilings, and are filled with natural light that pours through the many windows.

On the second floor is the final, sixth bedroom with stylish en suite. This versatile room has been used as the master bedroom, a guest suite, and is now a hobby room for the children.

### Outside

Westmead is set back from York Road, down a private no-through road. At the front of the property is plenty of on-drive private parking, a double garage with an electric roller door, and gated side access leads to the secure, rear garden ideal for children and pets. The rear garden has been beautifully maintained and is mainly laid to lawn with a smart patio and summerhouse used for storage.

### Environs

Dunnington is a highly sought-after village on the edge of York, just outside the ring road. This rural location is convenient for quick access to the Hull Road/A1079 connecting to the A64 in two miles and A1(M) in 18 miles. Dunnington offers an excellent range of local amenities including local shops, pub, café, bakers, post office, primary school, Grade II\* listed parish church and a thriving sports club with cricket, football, squash, tennis, and bowls teams. The property lies within the catchment area of 'Outstanding' Fulford School and within comfortable access of the excellent private schooling options that the City of York and Pocklington have to offer.





Tenure: Freehold

EPC Rating: C

Council Tax Band: G

**Services & Systems:** Mains water, electricity, and drainage. Gas fired central heating, with underfloor heating on the ground floor.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

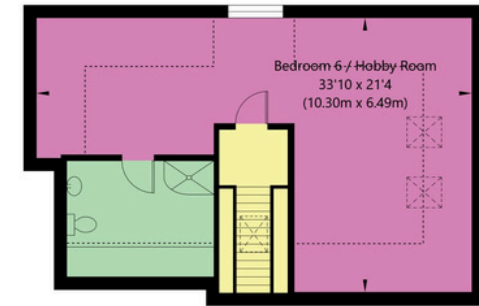
**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** City of York Council  
[www.york.gov.uk](http://www.york.gov.uk)

**Directions:** what3words:  
///strategy.shield.lyrics

## Westmead, Dunnington, York, YO19 5QW



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 681 SQ FT / 63.3 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1907 SQ FT / 177.12 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1685 SQ FT / 156.49 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 4273 SQ FT / 396.91 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: May 2024





City

Country

Coast