



Cedar Glade, Dunnington, York, YO19 5PL

- SOUGHT AFTER VILLAGE LOCATION
- LOUNGE DINER
- NO ONWARD CHAIN
- EPC RATING D
- GENEROUS PLOT
- GARAGE
- COUNCIL TAX BAND D

£425,000



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DESCRIPTION

A three bedroom, detached property on a sought after street in the highly regarded village of Dunnington.

Upon entering the property there is an entrance hall with ground floor W.C just off it. There is a spacious, through lounge diner with a large bay window to the front filling the room with natural light and a feature fireplace creating a focal point to the room.

The kitchen is accessed via the dining space and offers a range of base and wall units with space and plumbing for free standing appliances.

The ground floor is completed by a lovely garden room to the rear with double doors leading out to the garden.

To the first floor you have three bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally the property sits on a generous plot with lawned garden to the front and a paved driveway providing off street parking for multiple vehicles.

There is an attached garage with a roller door to the front and a further door to the rear leading to the lawned rear garden with patio seating area.

Offered for sale with no onward chain, viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 104.4 m² (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

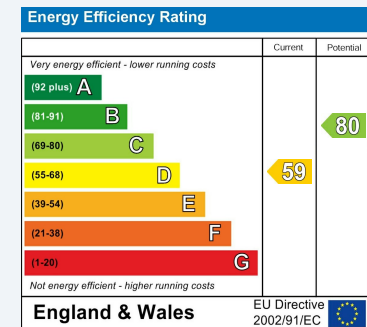
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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