



Hull Road, Dunnington, York £450,000

A unique property, which has been extended and upgraded to provide flexible accommodation. With spacious living, a beautiful garden and stunning field views, the home would be perfect for a range of buyers, including professional couples, retirees and growing families.



This lovely property has been extended and upgraded to provide flexible accommodation which would be perfect for a range of buyers, including professional couples, retirees and growing families.

Entered from the arched front porch into the entrance hallway, internal doors lead off to the further accommodation and stairs to the first floor.

To the front elevation of the property are two reception rooms. The principal reception room offers a spacious lounge area with feature electric fire and box bay window to the front. A second reception room also benefits from having a large box bay window, and also a generous-sized under-the-stairs cupboard which provides ample storage space, keeping items neatly tucked away. This room could easily be used as an additional bedroom.



Two further reception rooms provide the buyer with versatile living accommodation, which could be easily adapted to be used as bedrooms, dining room or lounge. Both rooms are spacious with an abundance of natural light flow. Between these two rooms is the downstairs shower room, perfect for if any downstairs rooms are used as bedrooms. The contemporary, neutrally decorated shower room comprises a low flush WC, pedestal hand wash basin, corned shower with rainfall and handheld shower over, as well as having a heated towel rail, adding an extra luxurious touch.

To the very rear of the property is the extended galley-style kitchen, which comprises a range of modern white, high gloss fitted wall and base units, with a beautiful quartz worktop and natural stone tiles. Integrated appliances include a Rangemaster cooker and gas stove with extractor hood over, a full height fridge-freezer and dishwasher, whilst there is also a deceptively large pantry cupboard within the fitted units. Patio doors to the rear garden flood the kitchen with natural light and open up to create a warm, bright place to enjoy prepping for the upcoming summer barbeques and dinners.



To the first floor, the property enjoys two double bedrooms and en-suite shower room, as well as a spacious landing area which is currently utilised as a home office. The master bedroom is a substantial sized room, with fitted wardrobes and a fitted vanity unit in its own box bay window overlooking the street to the front of the property and allowing natural light flow into the bedroom. A modern en-suite shower room comprises a low flush WC, vanity unit with hand wash basin and walk-in shower with glass sliding door.

The second bedroom again presents a spacious double room, with a window overlooking the beautifully landscaped rear garden and further stunning views over the open fields to the rear towards Dunnington.



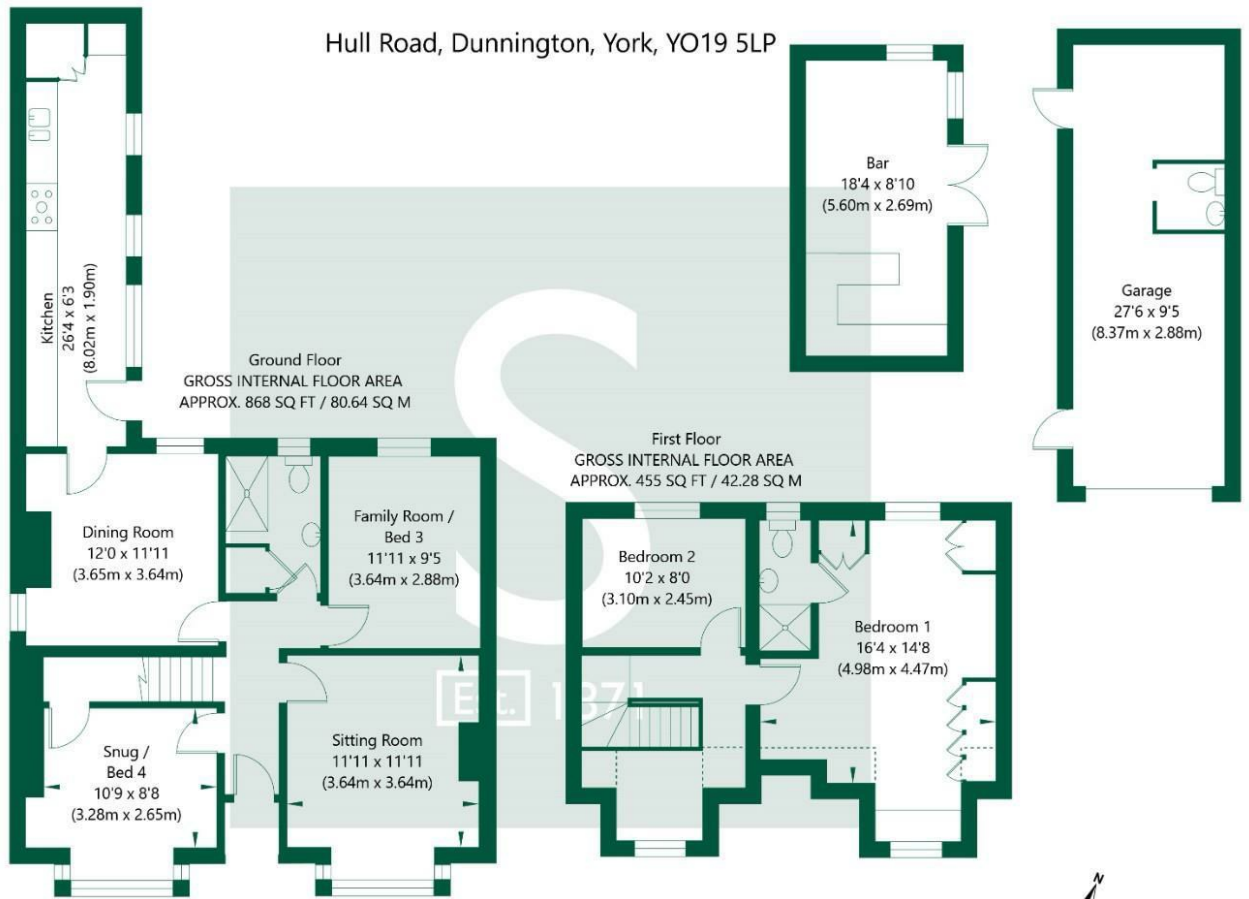
Externally, the property enjoys a lawned front with surrounding flower beds, and a brick driveway providing ample off-street parking and leading to the property's garage. The garage itself is substantial and is currently houses a WC with pedestal hand wash basin and low flush WC.

To the rear, the property boasts a stunning and well cared for garden which includes a stone flagged patio area, decked area and lawned area. The garden is home to a wide variety of flowers, plants and shrubs and has been lovingly maintained by our vendors over the years and creates a wonderful atmospheric setting which is perfect on a sunny day. A garden bar designed by the vendors adds a fun use of an outbuilding and offers a brilliant place to gather friends for a summer garden party.

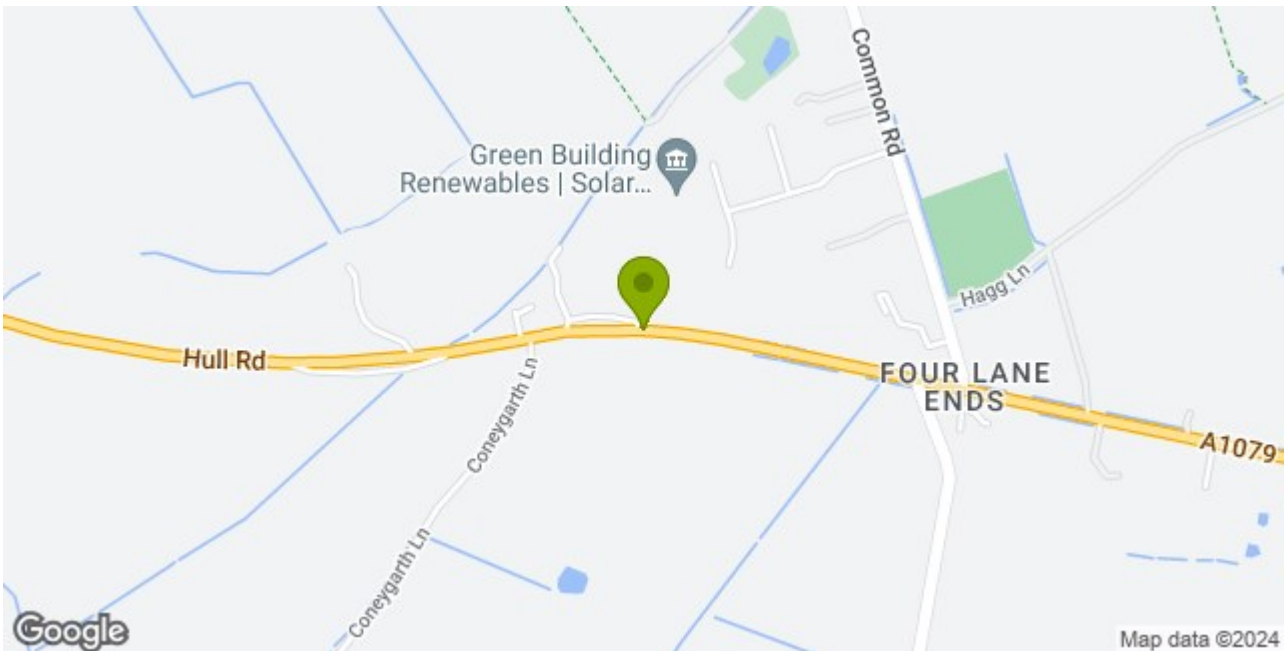


Situated on Hull Road, on the outskirts of Dunnington, the property offers quick and easy access to York City Centre and further afield. Offering flexible and well-presented living areas, this property is sure to appeal to a range of buyers, and therefore an early viewing is highly recommended.

Hull Road, Dunnington, York, YO19 5LP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1323 SQ FT / 122.92 SQ M - (Excluding Garage & Bar)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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