



## Kerver Lane, Dunnington, York £350,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well proportioned and flexible 2/3 bedroom detached bungalow located within the much sought after Kerver Lane development, and featuring a spacious Lounge, master bedroom suite and detached double garage.





## Accommodation

The property is situated at the head of this secluded cul del sac located directly off Kerver Lane. The property is being offered for sale with both vacant possession and no onward chain and requires modernisation and upgrading with enormous potential for improvement.

Internally, the property is entered through a panelled front door into an entrance hall with radiator.

The principal reception room is a spacious lounge located at the front of the house and having a feature Inglenook fireplace with Quarry tiled hearth. The lounge includes a television aerial point, exposed beamed ceiling and twin radiators.

The kitchen is located at the rear and has a range of built-in white oak base units to 2 sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the kitchen is a Tricity Bendix electric oven with 4 point gas hob unit and extractor canopy. The kitchen also provides plumbing for a washing machine and has a built-in fridge unit. There is ample space for a breakfast table in addition to a double radiator and side entrance door.

There is a separate dining room which could easily be used as a third bedroom having sliding patio doors to the rear elevation in addition to a radiator.

An inner hall services the bedroom accommodation and includes a built-in linen cupboard and radiator.

The property features a master bedroom suite being a generous double bedroom in addition to an ensuite shower room which has a low flush W.C., wash hand basin and walk-in corner shower cubicle with full height tiled splashbacks. Both the bedroom and ensuite include radiators.

There is a second double bedroom located at the front with radiator, and the internal accommodation is completed by a house bathroom which has a low flush W.C., pedestal wash hand basin and inset panelled bath with half height tiled splashbacks. The bathroom also includes a radiator, extractor fan and shaving socket.

## To The Outside

The property has vehicular access onto a gravelled front driveway and hardstanding which provides off street parking for 2 vehicles. The driveway in turn accesses the detached double garage which is of brick and tiled construction with remote activated up and over garage door.

A wrought iron entrance gate leads through into the rear garden which has a flagged pathway with a covered storm porch adjoining the front elevation.

The property's front garden is triangular in nature being extensively laid to lawn with central herbaceous borders.

The flagged pathway continues down the side of the property through into the rear garden.

Adjoining the rear elevation to the opposite side and rear garden is being laid to lawn with planted side borders in addition to a bank of mature evergreen screening trees. The rear inside gardens is fully enclosed to all sides by walled and fenced boundaries, and an outside water tap is located off the rear elevation.

The property benefits from central heating and double glazing throughout and is certain to be of interest to DIY enthusiast and retirees.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 61\* Mbps download speed

EPC Rating: TBC

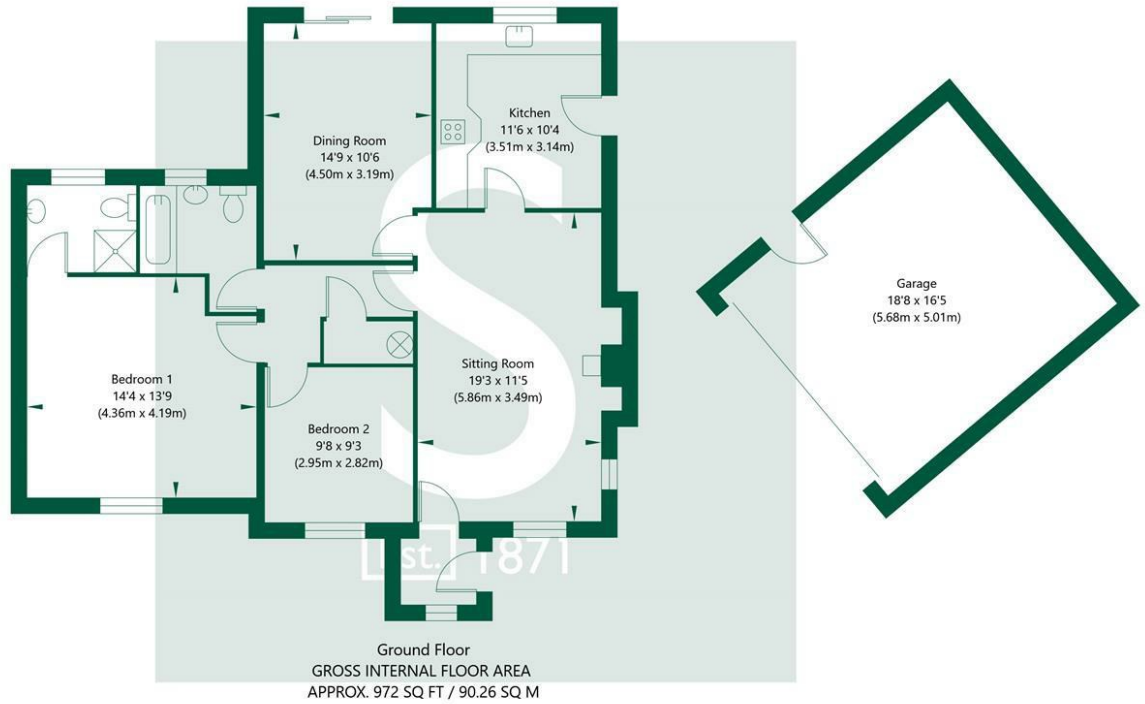
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Kerver lane, Dunnington, York, YO19 5SH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 972 SQ FT / 90.26 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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