



4 Ashdale Road
Dunnington, York YO19 5NT

**4 Ashdale Road
Dunnington, York YO19
5NT**

£340,000

Nestled in the charming village of Dunnington, this delightful property on Ashdale Road sits within a quiet cul-de-sac and offers a modern living space with a very homely feel throughout. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming dining kitchen, spacious lounge, two bedrooms and bathroom to the ground floor. The first floor offers the main bedroom which has a vaulted ceiling, offering space and light, plus the bonus of an ensuite shower room!

Dunnington is known for its friendly community and excellent local amenities, including shops, parks and schools (Fulford for catchment area) making it a desirable location for families and professionals alike. The proximity to York city centre means that you can enjoy the city while returning to the tranquillity of village life.

Viewings are a must to appreciate this semi detached dormer bungalow, call now for a viewing!

Council Tax Band B
EPC Rating D

Entrance

UPVC part glazed door leading into the dining kitchen.

Dining Kitchen

14'6 x 9'2 (4.42m x 2.79m)

A lovely sized dining kitchen with space for table and chairs. Fitted with modern high and low-level units. Sink and drainer unit. Fitted double oven with grill with 4 ring gas hob and extractor hood over. Space for tall fridge freezer. Space and plumbing for washing machine. Fitted dishwasher. Radiator. Two UPVC windows.

Inner Hallway

Radiator. Stairs to first floor. Doors to further rooms.

Lounge

18'0 x 10'0 (5.49m x 3.05m)

A bright and spacious lounge with modern feature fire, surround and hearth. Radiator. UPVC window.





Bedroom Two
10'0 x 9'7 (3.05m x 2.92m)
UPVC window. Radiator.

Bedroom Three/Snug
9'5 x 9'2 (2.87m x 2.79m)
With UPVC patio doors leading into the garden.
Radiator.

Bathroom
6'6 x 5'7 (1.98m x 1.70m)
Fitted with a white three piece suite comprising;
Bath with shower over, wash hand basin and
toilet. Radiator. Opaque UPVC window.



Stairs to first floor

Top landing
Velux. Door to storage cupboard with radiator.

Bedroom One
16'2" max x 14'7" (4.93m max x 4.45m)
A lovely spacious main bedroom with vaulted
ceiling. UPVC window. Radiator. Door to ensuite
shower.

En-suite Shower Room
5'11" x 5'10" (1.82 x 1.79)
Fitted three piece suite comprising; Shower
cubicle, toilet and wash hand basin with vanity
unit. Heated towel rail. Velux window.

Outside
To the front of the property is a driveway
providing off street parking for at least 2 cars,
there is covered carport leading to the garage.
The garden is a gravelled for low maintenance.

The rear garden is a great size and is mainly laid
lawn with patio area, the perfect place to sit on a
summers day.

Garage
20'7 x 10'9 (6.27m x 3.28m)
Laid on with power and light. Up and over door.
Boiler. Side door access from rear garden.

Material Information
This information has been obtained from our
Vendor/ Landlord, through local information, and
verified sources where available. Every effort has
been made to ensure this information is accurate
and clear.

Council Tax Band of the property is B . The Local
Authority is the City of York Council
The property Electricity Supplier is Northern Power
Grid.
Water is supplied by Yorkshire Water. The
property is connected to the main sewage system
operated by Yorkshire Water.
The property has a combi boiler which supplies
the heating and hot water.
The broadband and mobile phone signal can be
checked via the Ofcom checker facility at
checker.ofcom.org.uk



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

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.

Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com