



South View, Hull Road,
Dunnington, YO19 5LP
£450,000



ABOUT THE PROPERTY

Offering an abundance of living space, we are delighted to offer this 3/4 bedroom detached bungalow, set well back from the road and conveniently located and providing great access into the City of York.

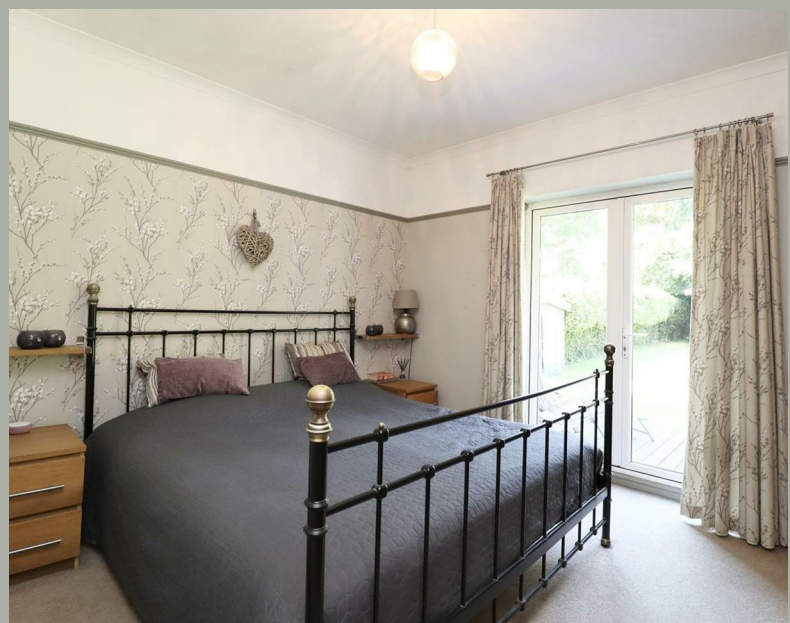
South View is a traditional double fronted bungalow dating back to approximately 1930, that has been substantially extended in more recent years. The accommodation comprises of a welcoming entrance hall with original tiled flooring providing access to a lovely sitting room which could be used as a bedroom, three double bedrooms (the master with en suite shower room) and a family bathroom with benefit of both a freestanding bath and separate shower. A further door leads in to a spacious dining room, with doors to the fitted kitchen and a fabulous opening to the most impressive living room with dual aspect and a large storage cupboard. The property also has benefit of catchment to Fulford and Archbishops School.

Externally, the property offers ample off road parking for several vehicles and a vehicle charging point. The front garden is mainly laid to lawn with mature shrub borders and secured with a gate. To the rear there is a large private garden which is again mainly laid to lawn, with a large decked seating area ideal for entertaining and al fresco dining and an amazing summer house which offers versatility for many uses having benefit of wall and floor units, power and light.

A full and early viewing is strongly recommended at this property to appreciate the space it has to offer.

Tenure: Freehold. City of York Council Band: C







THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

8.24 x 1.73 (27'0" x 5'8")

Front entrance door.

Original tiled floor, access to loft, 2x radiators.

SITTING ROOM / BEDROOM

3.71 x 3.67 + bay (12'2" x 12'0" + bay)

Bay window to front with window seat.

Original fireplace, radiator.

BEDROOM ONE

3.23 x 3.60 + door recess (10'7" x 11'9" + door recess)

French doors to rear garden.

Radiator.

EN SUITE SHOWER ROOM

2.21m x 1.75m (7'3" x 5'9")

Window to side.

Suite comprising low flush WC, pedestal hand basin and shower cubicle. Part tiled walls, extractor fan and radiator.

BEDROOM TWO

3.70 x 3.60 + bay (12'1" x 11'9" + bay)

Bay window to front with window seat.

Radiator.

BEDROOM THREE

3.67m x 3.65m (12'0" x 11'11")

Window to side.

Radiator.

FAMILY BATHROOM

3.77 x 1.73 (12'4" x 5'8")

Window to rear.

Suite comprising low flush WC and wash hand basin set in vanity unit, freestanding bath and shower cubicle. Part tiled walls and chrome ladder style radiator.

DINING ROOM

5.11 x 2.91 (16'9" x 9'6")

French doors to rear.

Solid wood floor, radiator.

LIVING ROOM

6.71 max x 5.23 max (22'0" max x 17'1" max)

Two windows to front elevation, French doors to rear.

Large walk in storage/utility/cloak cupboard with window to rear. Solid wood floor, 3 radiators.

KITCHEN

3.65 x 2.99 (11'11" x 9'9")

Door and window to side.

Fitted kitchen comprising of wall and base units with working surfaces, stainless steel sink unit, integrated double oven, fridge freezer, washing machine and dishwasher. Electric hob with extractor fan over. Slate tiled flooring.

OUTSIDE

Externally, the property offers ample off road parking for several vehicles and an electric vehicle charging point. The front garden is mainly laid to lawn with mature shrub borders and secured with a gate. To the rear there is a large private garden which is again mainly laid to lawn, with a large decked seating area ideal for entertaining and al fresco dining and an amazing summer house / log cabin which offers versatility for many uses having benefit of wall and floor units, power and light.

ADDITIONAL INFORMATION

SERVICES

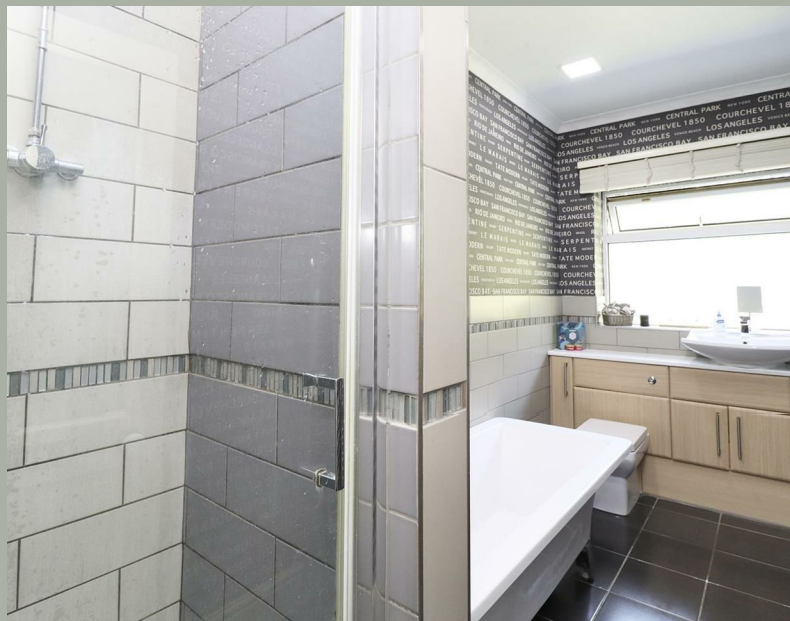
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

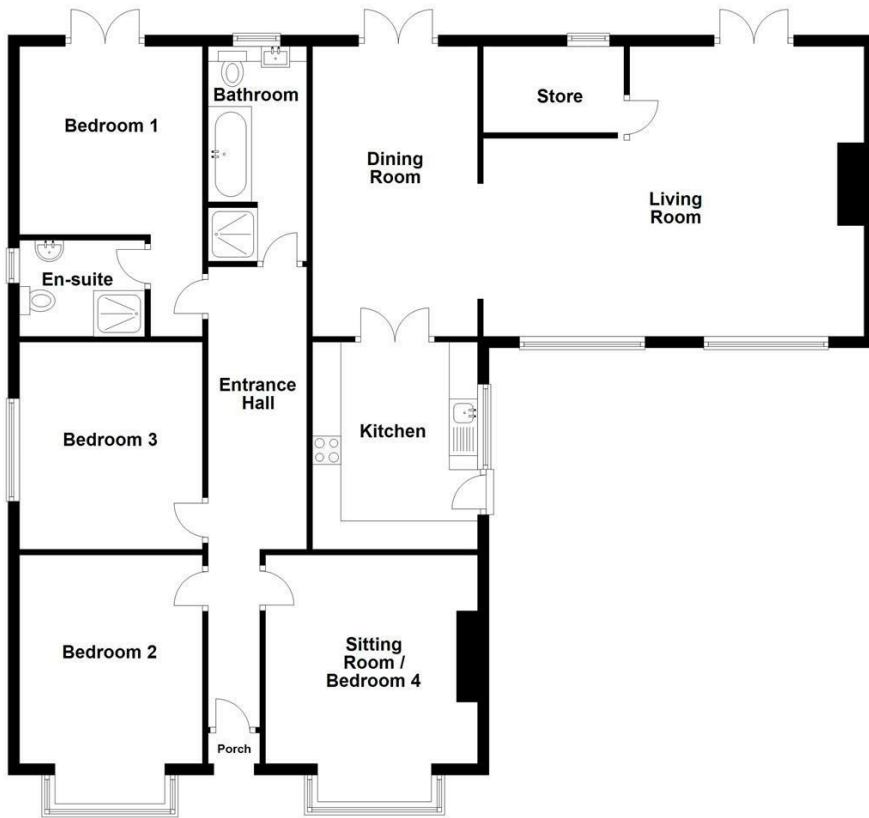
None of the appliances have been tested by the Agents.

TENURE / COUNCIL TAX BANDING

The property is Freehold. City of York Council - Band C.



Ground Floor
Approx. 138.2 sq. metres (1487.5 sq. feet)



Total area: approx. 138.2 sq. metres (1487.5 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

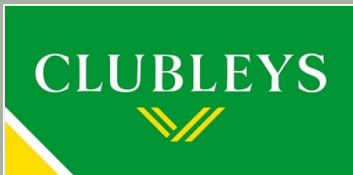
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 77 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.