



5, Hunters Wood Way,  
Dunnington, YO19 5RA  
£400,000





## ABOUT THE PROPERTY

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Welcome to this charming detached bungalow nestled in the sought-after village of Dunnington. Thoughtfully extended and meticulously modernized to the highest standards, this property offers an exceptional blend of comfort, style, and functionality, making it the perfect sanctuary for modern living.

As you step inside, you are greeted by a modern bespoke kitchen complimented with Neff appliances and Corian worktops - this chef's dream offers both style and functionality for your culinary adventures. Adjacent to the kitchen is a spacious sitting room featuring a bay window that bathes the room in natural light, creating a warm and inviting atmosphere.

The inner hall provides access to two generously sized double bedrooms, each with fitted wardrobes that offer ample storage space. The contemporary bathroom boasts a luxurious bath and a shower with a rainfall head, ensuring a spa-like experience at home.

To the rear of the property, an elegant orangery opens to the fully enclosed garden, offering a seamless transition between indoor and outdoor living. The rear garden is a private oasis, featuring a beautifully paved patio seating area perfect for outdoor relaxation, lush artificial grass for a vibrant and maintenance-free lawn, and elegant perennial borders that provide a touch of timeless beauty throughout the seasons.

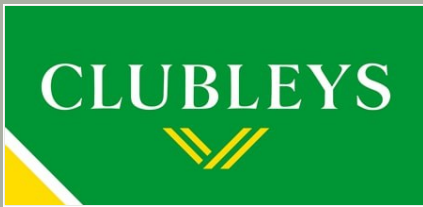
Additional features of this impressive bungalow include a recently replaced roof, a burglar alarm system, and a versatile workshop/store. These enhancements ensure that the property is not only beautiful but also secure and practical for everyday living.

Don't miss the opportunity to make this fantastic bungalow your new home.









## THE ACCOMMODATION COMPRISES;-

### KITCHEN

5.57 x 2.60 (18'3" x 8'6")

Side entrance door, window to front and side.

A fabulous bespoke kitchen comprising of Corian worktops with built in sink and drainer, sleek handleless wall and floor cabinets with a range of storage, integrated Neff appliances including an eye level slide and hide oven, induction hob with extractor fan over, dishwasher and fridge freezer. Space for washing machine and condensing tumble dryer. Wall mounted Worcester gas fired central heating boiler in concealed cupboard, laminate wood flooring and opening to;-

### DINING ROOM

2.61 x 2.61 (8'6" x 8'6")

Window to side.

Laminate wood flooring and radiator.

### SITTING ROOM

5.65 x 3.32 (18'6" x 10'10")

Bay window to front and 2x windows to side.

Gas fire and 2x radiators.

### INNER HALL

Access to loft space.

Laminate wood flooring.

### BATHROOM

2.32 x 2.30 (7'7" x 7'6")

Window to side.

Suite comprising low flush WC and wash hand basin in vanity units, panelled bath and walk in shower with rainfall shower head. Fully tiled walls, laminate wood flooring, ladder style towel rail and extractor fan.

### BEDROOM ONE

5.46 x 3.58 (17'10" x 11'8")

Window to rear.

Fitted wardrobes and radiator.

### BEDROOM TWO

5.70 x 2.34 (18'8" x 7'8")

Sliding doors to rear and velux window.

Fitted wardrobes, laminate wood flooring and vertical radiator.

### ORANGERY

4.11 x 3.57 (13'5" x 11'8")

French doors to side, windows to side and rear.

Laminate wood flooring, radiator and vertical radiator.

## OUTSIDE

To the front of the property there is a resin driveway leading to the garage, providing ample off road parking, with a paved and shale garden. The rear garden is fully enclosed with a paved patio seating area, artificial grass and perennial borders.

## GARAGE

5.43 x 2.57 (17'9" x 8'5")

Double doors to front.

Power and light. Door to;-

## STORE

2.73 x 2.56 (8'11" x 8'4")

Door and window to rear.

Power and light.

## ADDITIONAL INFORMATION

### SERVICES

Gas fired central heating, Water, Electricity & Drainage. Telephone connection subject to renewal by British Telecom.

### APPLIANCES

None of the above appliances have been tested by the Agent.

### COUNCIL TAX BANDING

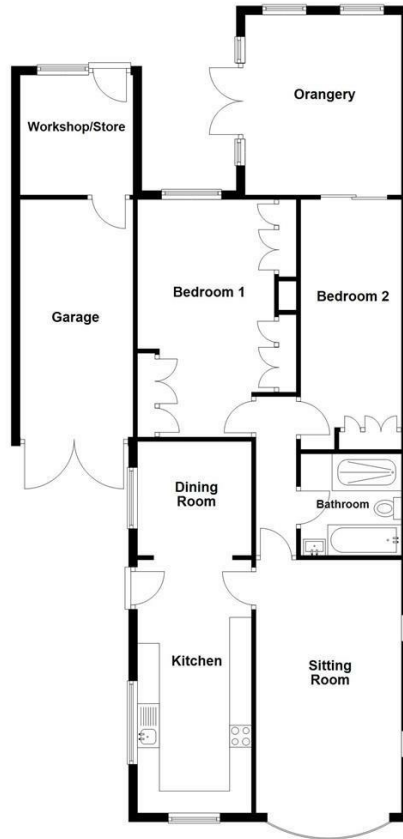
City of York Council. Band D.







Ground Floor



**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

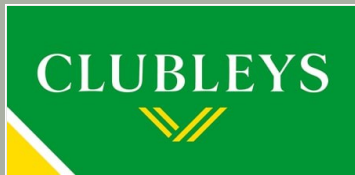
**FREE VALUATIONS FOR SALE**

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		85
(69-80)	C	69	
(55-68)	D		
(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.