



Offered to the market with no forward chain, we offer this four bedroom detached house in the sought after village of Dunnington.

The property requires modernisation throughout making it the ideal purchase for the discerning buyer to put their own mark on it, and briefly comprises of an entrance hall, downstairs WC, sitting room, study, kitchen and dining room. To the first floor there is a landing providing access to four bedrooms and a family bathroom.

Externally, the property offers a front garden and driveway providing off road parking leading to the single garage. The rear garden comprises of a patio area with mature planting.

This property is Freehold. City of York Council - Council Tax Band D.



Tenure: Freehold
City of York Council
BAND: D

ENTRANCE HALL

Entered via a front entrance door.

CLOAKROOM

Coloured suite comprising low flush WC and hand basin.

LOUNGE

4.54m x 3.38m (14'10" x 11'1")

Wall mounted gas fire, double radiator, power points and sliding doors leading to;

DINING ROOM

3.38m x 2.97m (11'1" x 9'8")

French windows to the rear garden, double radiator and power points.

KITCHEN

3.91m x 3.53m (12'9" x 11'6")

Fitted floor and wall units with work surfaces, stainless steel sink unit, plumbed for automatic washing machine, double radiator, power points, part tiled, under stairs cupboard, rear entrance door and gas fired central heating boiler.

STUDY

2.97m x 1.88m (9'8" x 6'2")

Radiator and power points.

LANDING

Radiator.

BEDROOM ONE

3.60m x 3.42m plus recess (11'9" x 11'2" plus recess)

Radiator, power points.

BEDROOM TWO

3.60m x 2.91m (11'9" x 9'6")

Radiator and power points.

BEDROOM THREE

2.93m x 2.01m (9'7" x 6'7")

Recessed wardrobe, radiator and power points.

BEDROOM FOUR

2.93m x 2.51m (9'7" x 8'2")

Radiator and power points.

BATHROOM

2.12m x 1.69m (6'11" x 5'6")

Coloured suite comprising panelled bath with shower,

pedestal hand basin, low flush WC, part tiled and radiator.

OUTSIDE

The property has lawned gardens to the front and rear with borders and shrubs, concrete driveway leading to a single garage with up and over door and side entrance door.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

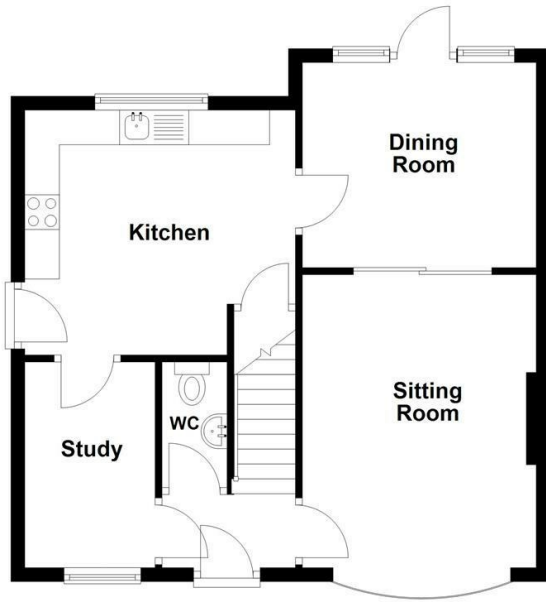
None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

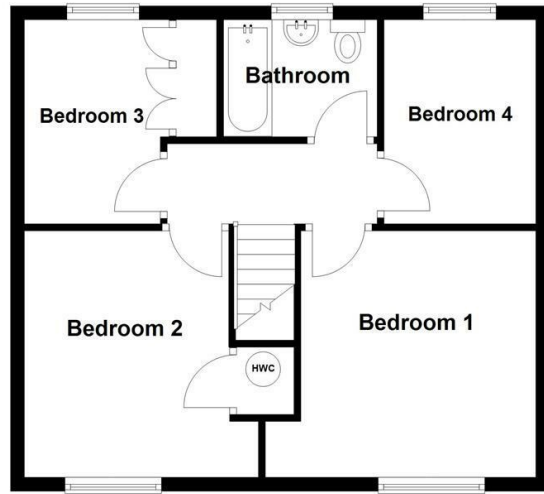
City of York Council - Council Tax Band D.



Ground Floor



First Floor



Total area: approx. 100.2 sq. metres (1078.9 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

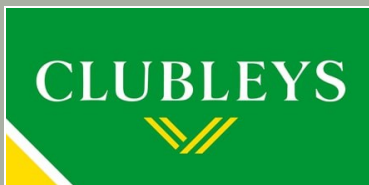
FREE VALUATIONS FOR SALE

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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.