



The Granary Lodge Farm Barns Dunnington

York, YO19 5LR

Guide Price £725,000

 4  3  2 

A STUNNING BARN CONVERSION FORMING PART OF A SMALL COURTYARD DEVELOPMENT SET IN A SEMI RURAL LOCATION ON THE EDGE OF DUNNINGTON WITHIN SOUGHT AFTER FULFORD SCHOOL CATCHMENT AREA AND EASY ACCESS INTO YORK AND TO THE A64. This is a bespoke property with high quality internal fittings and provides extremely spacious and bright living accommodation comprising hallway opening to family room/study, cloaks/w.c, fabulous large open plan living area with sitting and dining areas with high ceiling and exposed beams and bifold doors to garden, large kitchen area which will have the choice of units but will incorporate a centre island and integrated appliances, utility room, 4 double bedrooms over 2 floors including large master bedroom suite with luxury shower room/w.c and walk in wardrobe, further en suite to guest bedroom, family bathroom/w.c. Large lawned garden and parking for up to 6 cars and large timber store. An internal viewing is strongly recommended.

Note

Property sizes are taken from developers plans

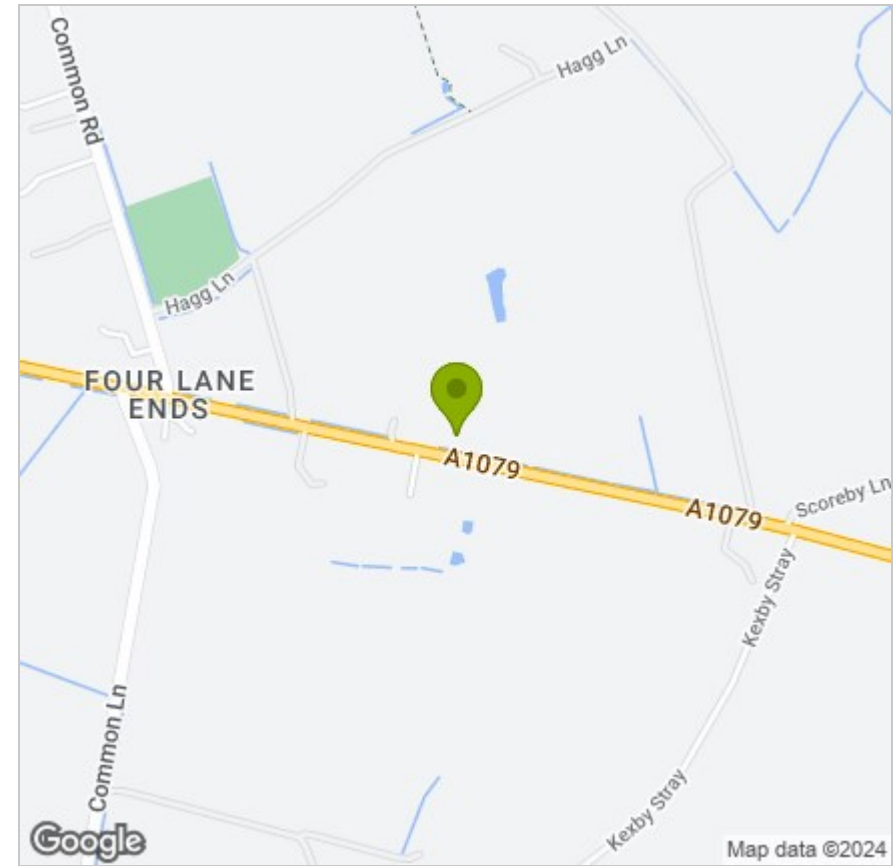




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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