




20 Petercroft Lane Dunnington

York, YO19 5NQ

Guide Price £260,000

 2  1  1  D

NO ONWARD CHAIN! DELIGHTFUL TWO BEDROOM SEMI DETACHED BUNGALOW IN THE HEART OF THIS THRIVING VILLAGE. Located moments away from Dunnington's many amenities as well as frequent bus routes and vehicle access into the city centre and to the A64. This well cared for property is an ideal home for anyone looking for one-level living. The bright and spacious living accommodation comprises entrance hallway, lounge/dining room, 14' breakfast kitchen, conservatory, two double bedrooms and a three piece bathroom. To the outside is a mature front garden, gated driveway providing ample off street car parking and leading to a brick built garage. To the rear is a good size rear garden with lawn, flower borders and patio. The property also benefits from uPVC double glazing and central heating. An accompanied viewing is highly recommended.



Entrance Hall

Entrance door. Carpet. Door to;

Lounge/Dining Room

uPVC double glazed window to front, double panelled radiator, TV point, power points. Carpet.

Breakfast Kitchen

uPVC double glazed windows to side and rear and door to side, fitted wall and base units with counter tops, stainless steel sink and drainer, space and plumbing for appliances, eye level oven, single panelled radiator, power points. Vinyl flooring.



Bedroom 1

Double glazed sliding doors to conservatory, fitted wardrobes, single panelled radiator, TV point, power points. Carpet.



Conservatory

Sliding doors onto patio, double panelled radiator. Tiled flooring.





Bedroom 2

uPVC double glazed window to front, single panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC double glazed window to side, panelled bath, wash hand basin, low level WC, single panelled radiator. Vinyl flooring.

Outside

Mature front garden with trees, lawn and flower borders. Gated driveway providing ample parking and potential for electric car charging. Rear garden with lawn, patio, pond, mature trees and shrubbery.

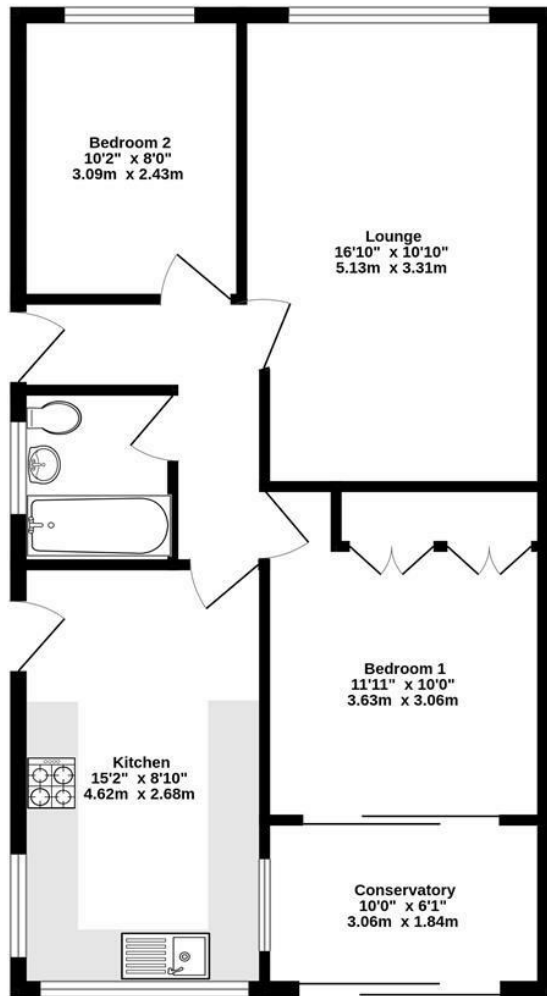
Garage

Electric roller door, window and door to side, power and lighting.



FLOOR PLAN

Ground Floor
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 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 ©2024

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 representation of fact, 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.