





25 Curlew Glebe Dunnington
York, YO19 5PQ
Guide Price £285,000

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A SUPERB TWO BEDROOM SEMI DETACHED BUNGALOW SET IN THIS HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE VILLAGE CENTRE. The property provides bright and tastefully presented living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge/dining room, large kitchen with full range of newly fitted units and integrated appliances, two good sized bedrooms and a bathroom with white suite and shower. To the outside is a front garden and long driveway leading to a detached garage whilst to the rear is a well-tended lawned rear garden. An internal viewing is highly recommended.

Entrance Hallway

Entrance door. doors leading to

Lounge/Dining Room

17'9 x 10'10 (5.41m x 3.30m)

Large window to front, Adam style fireplace with marble insert and hearth.

Kitchen

14'8 x 9'5 (4.47m x 2.87m)

Full range of newly fitted units incorporating integrated appliances and window to rear

Bedroom 1

12'7 x 10' (3.84m x 3.05m)

Window to rear overlooking the garden

Bedroom 2

10'1 x 8 (3.07m x 2.44m)

Window to front

Bathroom

Three piece white suite with bath and shower above, window to side.

Outside

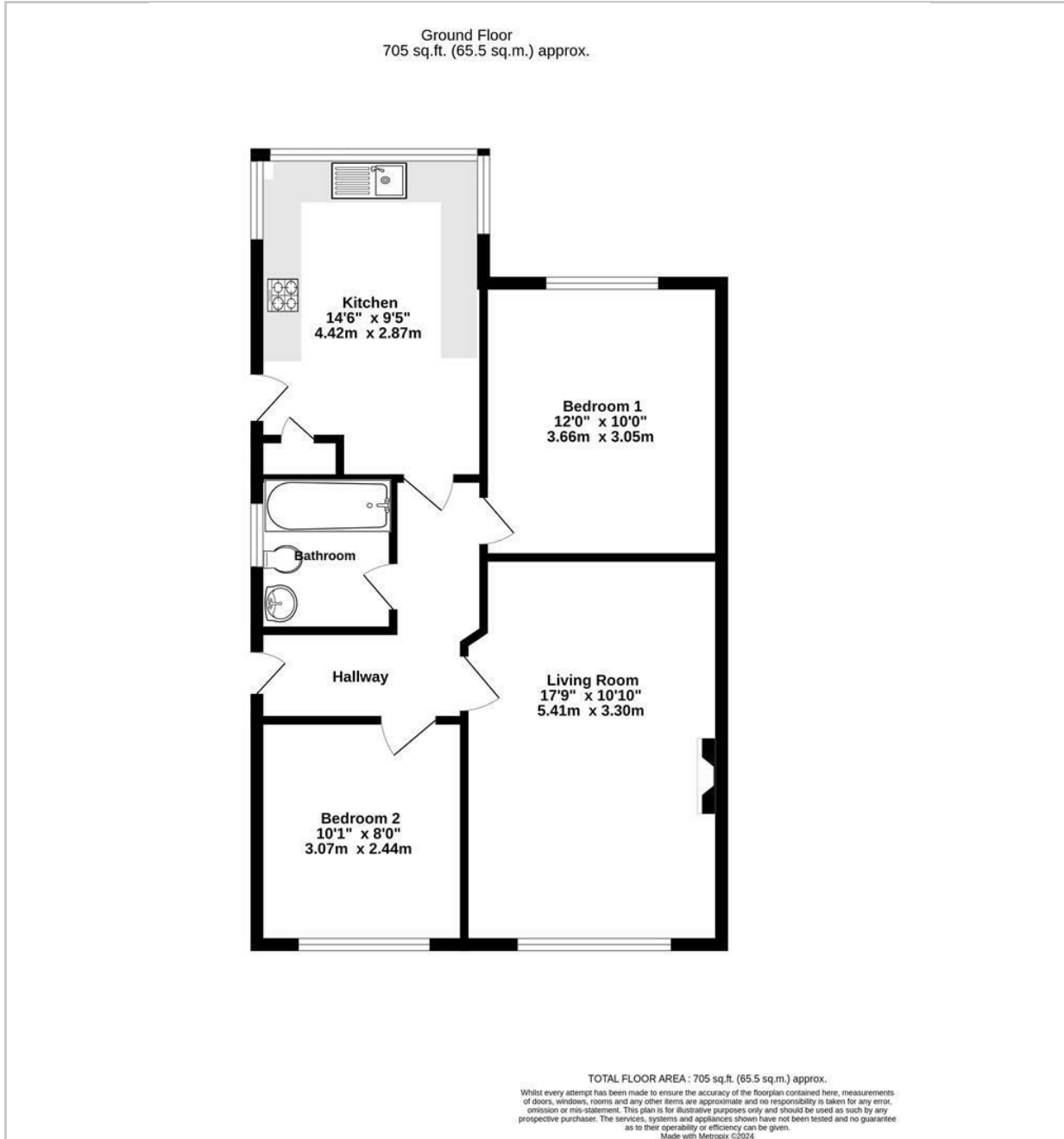
Front garden with long driveway leading to a single garage. Good sized rear garden with patio area and lawn with flower borders

Garage

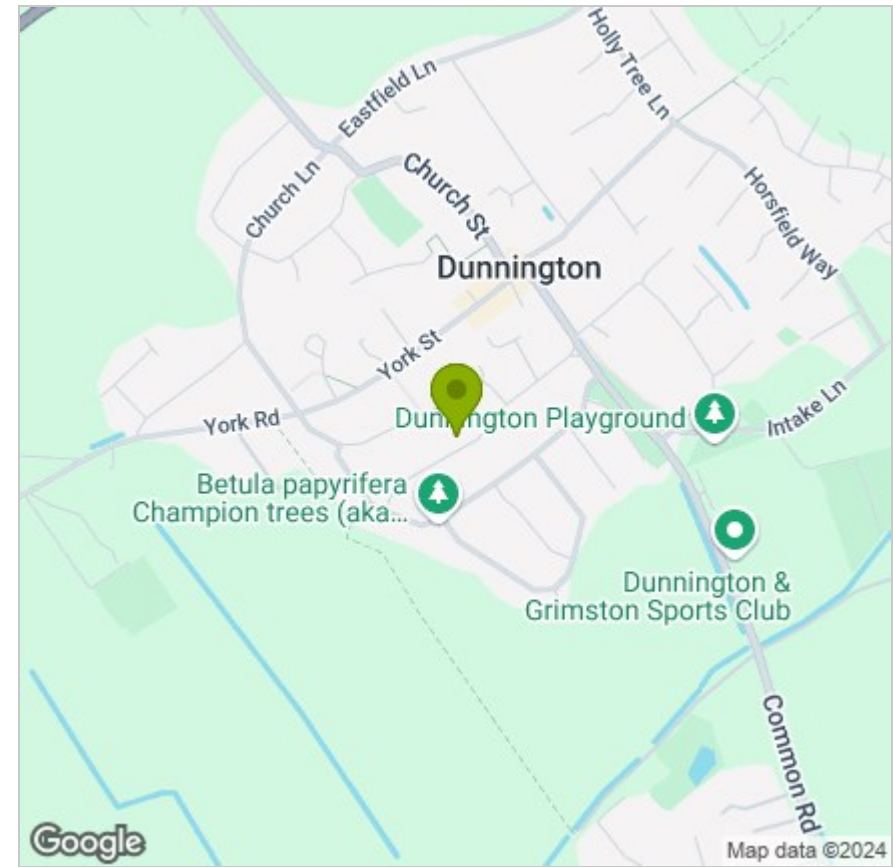




FLOOR PLAN



LOCATION



EPC

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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