

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** Ground Floor 705 sq.ft. (65.5 sq.m.) approx. Dunnington Kitchen 14'6" x 9'5" 4.42m x 2.87m Dun, ngton Playground York Rd Bedroom 1 Betula papyrifera Champion trees (aka... 12'0" x 10'0" 3.66m x 3.05m **Dunnington &** Grimston Sports Club Hallway Living Room 17'9" x 10'10" 5.41m x 3.30m Coople Map data @2024 **Energy Efficiency Rating** Potential Bedroom 2 Very energy efficient - lower running costs **EPC** 3.07m x 2.44m (92 plus) A 85 69 (69-80) (55-68) (39-54) (21-38) G TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx. Not energy efficient - higher running costs Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other term are approximate in our on expossibility and on expossibility and on expossibility and on expossibility and any other term are approximate and on expossibility as the second of the properties of the expossibility and the expossibility and the expossibility of expossibility or efficiency can be given. As to their operability or efficiency can be given. Made with Meropic C2024.

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2002/91/EC

**England & Wales**