



4 Petercroft Lane Dunnington

York, YO19 5NQ

Guide Price £300,000



A DETACHED 2 BEDROOM BUNGALOW SET IN A LARGE PLOT CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE. With huge potential for development this property is sure to be of interest to builders/investors or private buyers. The property has the benefit of gas central heating and double glazing and comprises entrance hall, lounge with bay window, dining kitchen, conservatory, two double bedrooms and bathroom/w.c. Large rear gardens. Viewing is highly recommended.

Hallway

Living Room
14'11" x 12'0" (4.57m x 3.66m)

Kitchen
12'0" x 10'2" (3.66m x 3.12m)

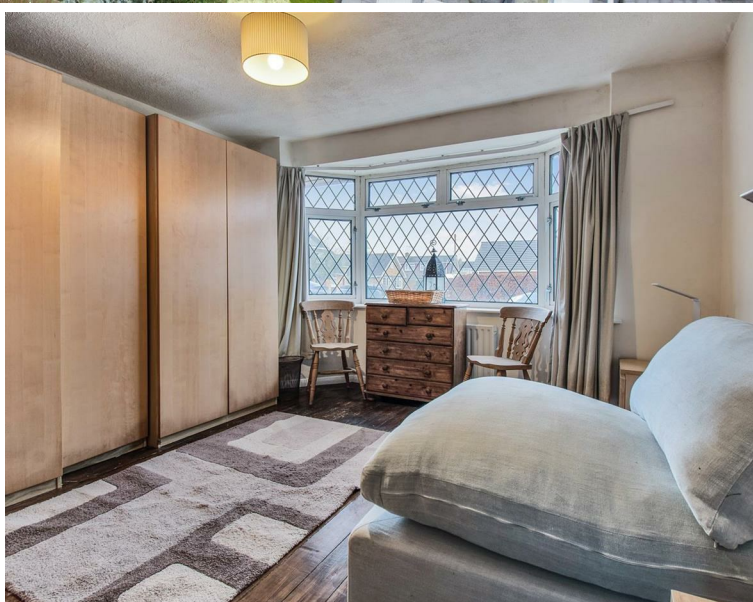
Conservatory
9'9" x 5'9" (2.99m x 1.76m)

Bedroom 1
14'11" x 12'0" (4.57m x 3.66m)

Bedroom 2
10'2" x 9'9" (3.12m x 2.98m)

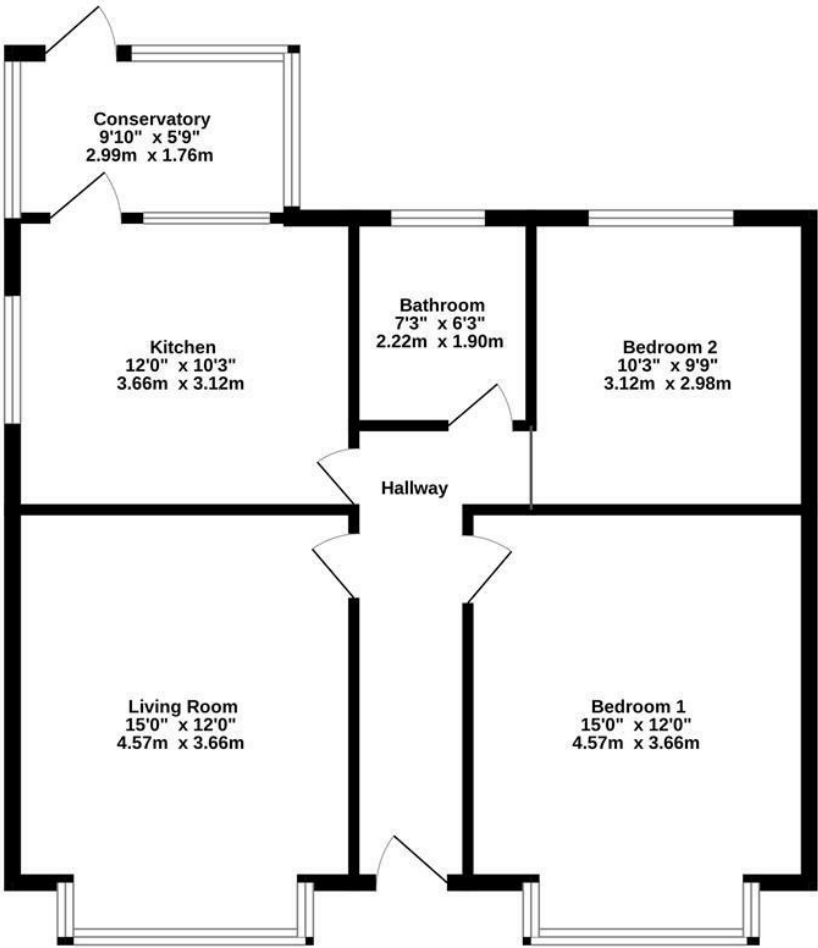
Bathroom
7'3" x 6'2" (2.22m x 1.90m)





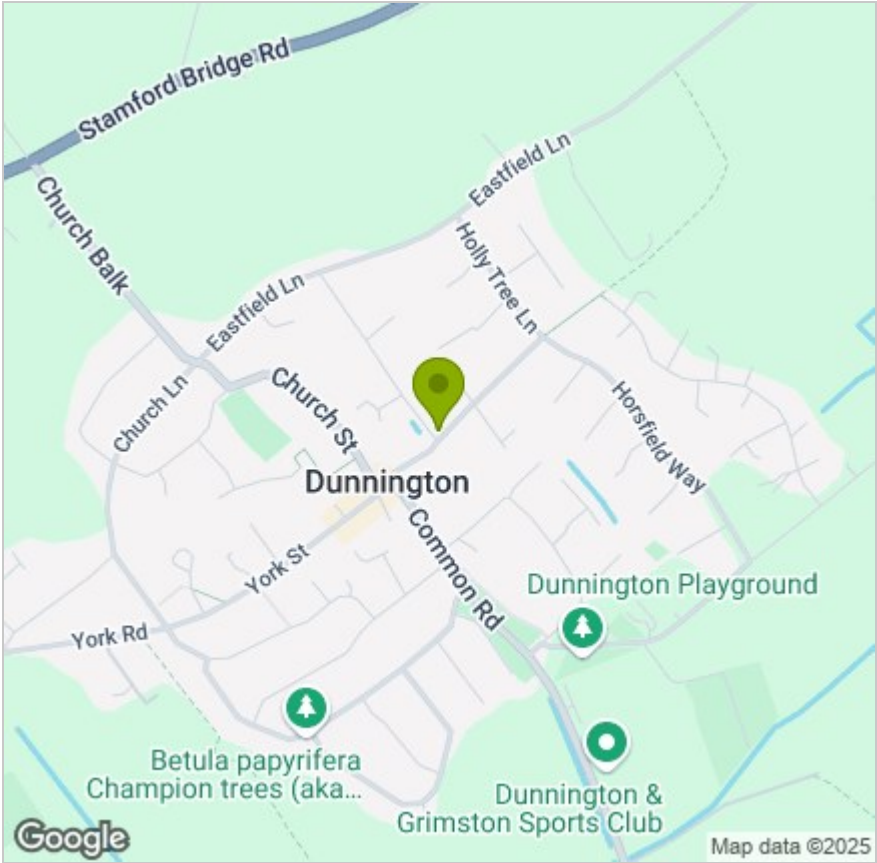
FLOOR PLAN

Ground Floor
741 sq.ft. (68.9 sq.m.) approx.




TOTAL FLOOR AREA : 741 sq.ft. (68.9 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.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>60</div>	<div>82</div>
(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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