

Mark Stephensons

ESTATE & LETTING AGENTS



Dunbar Dam Lane, Leavening, Malton, YO17 9SJ

£280,000

- Offered with no onward chain
- Integrated single size garage
- Extends to nearly 1000 sqft
- Spacious Lounge/Diner with stove
- Parking for multiple vehicles
- Popular traditional village location
- Modern fitted kitchen
- Oil fired Central heating

Dunbar Dam Lane, Leavening YO17 9SJ

Offered with no onward chain, Dunbar is a versatile two bedroom detached bungalow located in the popular village of Leavening which is surrounded by rolling Wolds countryside. The property comprises, Entrance hall, generous lounge/diner with multi-fuel stove, modern kitchen, utility room with access to the integral garage, two double bedrooms and family bathroom. Outside, to the front is a very spacious area that provides parking for multiple vehicles and a lawn garden. To the rear is an established enclosed garden which can be accessed from either side of the property. The popular village of Leavening retains a good community spirit and is served by a well regarded primary school, church, picnic and play area not forgetting the traditional village pub The Jolly Farmers. The property lies within easy commuting distance of York and has good access onto the A64 which has excellent road links both east and west and only a 10 minute drive to Malton. There is also a school bus service to the secondary schools in Malton & Norton.



Council Tax Band: D



General information

Leavening is a popular Wolds village with a well regarded primary school, a church and a great traditional village pub, The Jolly Farmers. There is Secondary schooling in Malton where other amenities include a railway station with links to the Intercity service at York and an excellent variety of shops and supermarkets. The town has gained regional acclaim for its food festivals and markets. The A64 by passes Malton and Norton providing good road communications East and West linking to the motorway network.

Entrance & Inner Hall

From a door at the right hand side of the bungalow with laminate flooring, dog legging to the right with hatch and fall down ladder to large loft space, Radiator.

Lounge/Dining Room

Particularlry generous sized reception room enjoying the aspects with a large front facing window and additional window the side elevation. Multi-fuel stove on a traditional quarry tiled hearth with mantle over. Two Radiators.

Kitchen

A range of Wall & Base units, Fitted double size extractor hood, South facing Window, Radiator, Door into the utility room.

Utility Room

With wall level units, sink basin, uPVC Side entrance door and Window to the side elevation, Door into the garage.

Bedroom 1

Generous double size room with uPVC Rear Window and Radiator underneath.

Bedroom 2

Another Double Bedroom with uPVC rear Window and Radiator underneath.

Bathroom

White Three-Piece Suite, Bath with Electric shower and Screen, Window to the side aspect, Two Heated towel rails, Built-in Shelves in Airing cupboard.

Integral Garage

Provision for Washing machine, Side facing Window, Floor standing Oil-Fired central heating boiler, Power and Lighting, Double opening front doors, Inner door to the utility room.

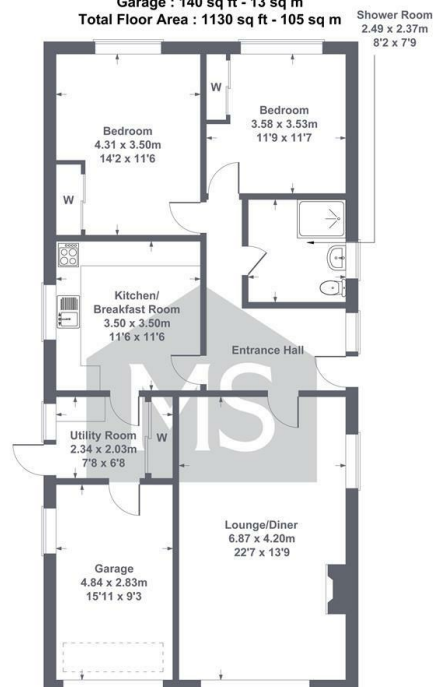
Outside space/gardens

Double opening hand gates from Dam Lane allowing a good degree of frontage parking and turning with an area of lawn garden surrounded by established hedges and fenced surrounds. Access is provided down both sides of the bungalow, slightly wider at the right hand side where the main entrance door is located. The rear lies includes an established area of lawn in a fenced boundary with good sized wooden storage shed together with covered flagged patio area and oil storage tank.

Services

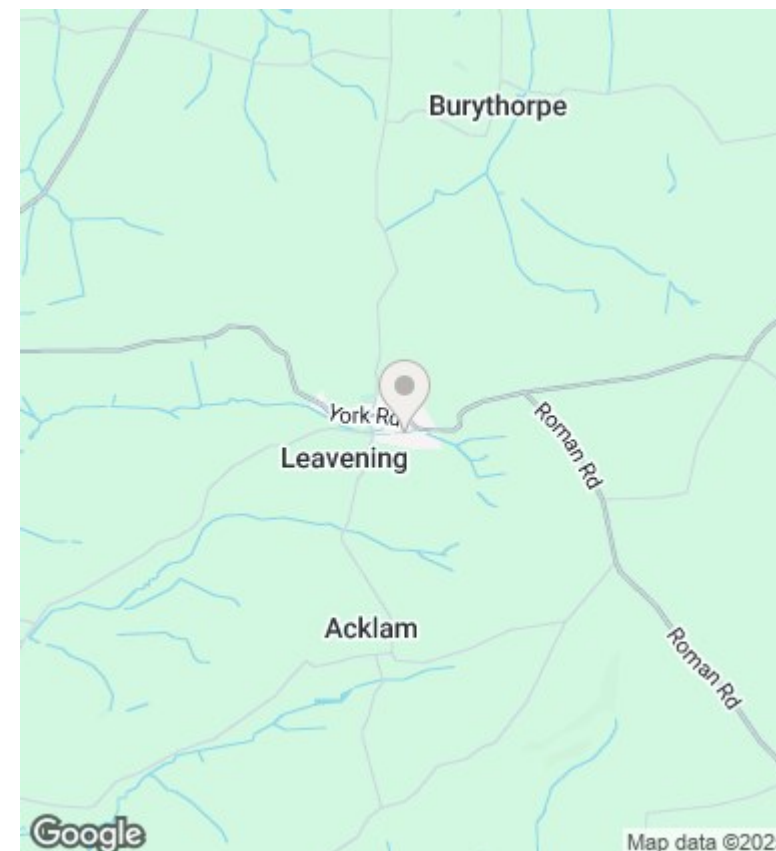
Mains Electric, Water and Drainage, Oil-Fired Central Heating.

Approximate Gross Internal Area 990 sq ft - 92 sq m
 Garage : 140 sq ft - 13 sq m
 Total Floor Area : 1130 sq ft - 105 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

D

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