



The Manor Beeches, Dunnington, York, YO19 5PX

- An attractive family home in the heart of Dunnington • Living room with a log burner • Open plan kitchen/living/dining area • Utility room • Home office • Four double bedrooms • Family bathroom • Large rear garden • Off street parking •

EPC = D

Guide Price £500,000

If you are looking for a change of lifestyle, like the idea of being part of an inclusive village community, want to be in striking distance of the City of York, then look no further as this lovely four bedroom detached family home could be exactly what you have been waiting for. Properties within this village are in high demand, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a good sized hallway with stairs rising to the first floor and doors off to either side. The door on the right opens into a spacious living room with a large window to one side that allows natural light to flood the room, whilst a log burner can be found at the far end, a lovely addition especially in the colder winter months.

To the other side of the hall you will find the impressive kitchen/living/dining area. There is an attractive central island with a timber worktop that doubles up as a breakfast bar, has storage below and a wine fridge. There are multiple worktops, one of which incorporates a ceramic sink with drainer. Appliances include an American style fridge/freezer, dishwasher and a Stoves range cooker with 7 ring gas hob over. The dining area is immediately adjacent and provides space for a good sized dining table with chairs. In the far corner you will find the sitting area which has double doors out to the garden and a log burner.

A separate utility room has been fitted with a worktop, stainless steel sink with drainer and space for multiple white goods. There are two doors, one opens to the rear garden, the other provides access to the home office. A cloakroom with a w/c and hand basin completes the ground floor accommodation.

To the first floor there are four double bedrooms and a family bathroom comprising bath with shower over, hand basin with storage below, low level w/c, chrome heated towel rail and a vanity unit.

Externally the rear garden is beautifully maintained, the majority has been laid to lawn with borders of mature trees and shrubs. The garden is fully enclosed by a timber fence and a mature hedge, perfect if you have young children or pets. In addition, there is a pergola, patio and raised vegetable bed. To the front you will again find lawn and a driveway that provides parking for multiple cars.





A DECEPTIVELY SPACIOUS FAMILY HOME WITH A LARGE REAR GARDEN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



Address: The Manor Beeches, Dunnington, York, YO19 5PX
Reference: 1836



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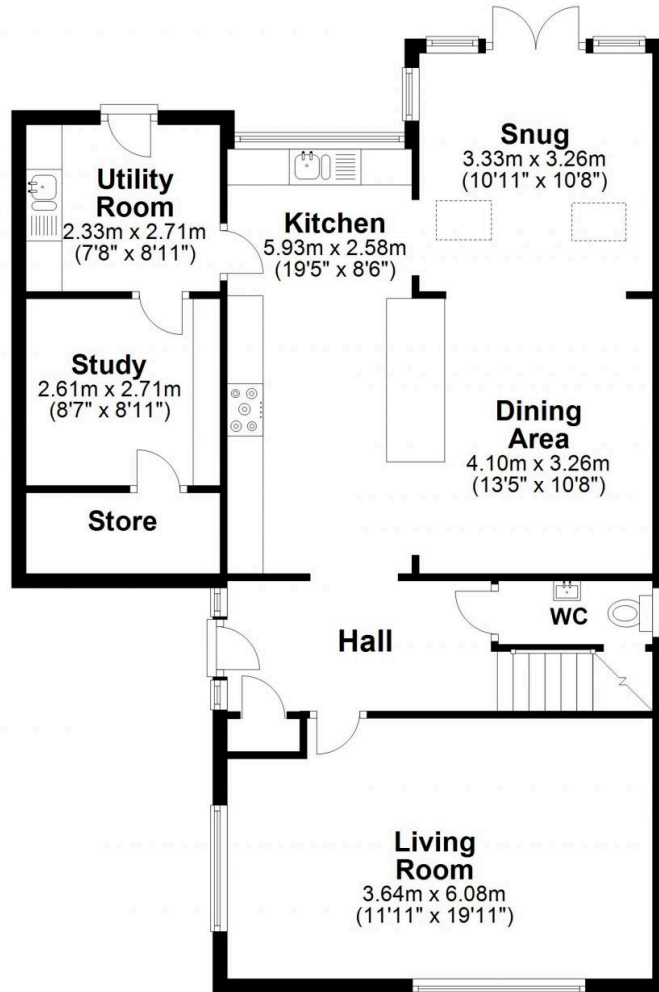


Offices in York, Pocklington and Market Weighton

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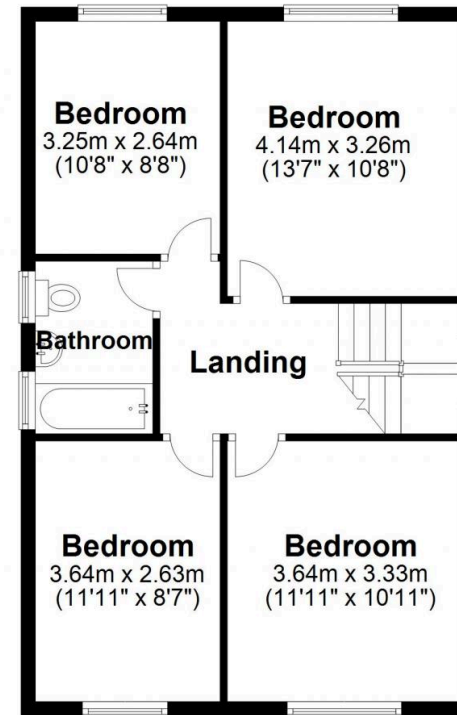
Ground Floor

Approx. 91.6 sq. metres (986.5 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.4 sq. feet)



Total area: approx. 148.1 sq. metres (1593.9 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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