



Stamford Bridge Road, Dunnington, York, North Yorkshire, YO19 5LL

- A well presented family home close to York
- A substantial garden bursting with colour
- Kitchen with a range of appliances
- Living room with a gas fire at its centre
- Garden room perfect for the summer months
- Four bedrooms, one with an en-suite shower room
- Family bathroom
- Integrated garage
- Off street parking on the drive
- EPC = D

Guide Price £485,000

If you looking to move closer to York, like the idea of only been a stones throw from the popular village of Dunnington and want quick access to the main road networks, then look no further as this four bedroom detached family home could be perfect for you. Not only does the property boast deceptively spacious accommodation but comes with a truly stunning, large garden that has been a labour of love for the current vendors over so many years. A viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a porch which is ideal for the storage of coats and shoes. The kitchen has been fitted with an L shaped worktop that incorporates a sink with drainer and a four ring gas hob. There are additional appliances which include a single oven, dishwasher and fridge. In addition, there are various storage units, a second worktop and a breakfast table. A door from the kitchen gives access to the integral garage which has space for additional white goods such as a washing machine and dryer.

Moving through into the living room, you will notice that it is not only spacious but benefits from a lovely exposed brick fire place at one end where there is currently a gas fire. Two sets of sliding doors open to the garden room, which provides the perfect place to sit and enjoy the sun in the summer months. A side door and a sliding door from this room open to the garden.

If you need a property that is versatile then you will appreciate the fact that there are two large double bedrooms on the ground floor, both of which have fitted wardrobes. A family bathroom between the two comprises of a bath, corner shower, hand basin with storage below, low level w/c, a chrome heated towel rail and storage.

Before moving up to the first floor you will see that there is space for a dining table with chairs, adjacent to the staircase. The master bedroom is on the first floor and benefits from an en-suite shower room. The fourth bedroom is a good sized single but has been used as a home office/art room by the current vendor. There is potential to incorporate the 4th bed into the master bedroom as a dressing room.

Externally, it is hard to fully describe the vibrancy and meticulous detail that has gone into this garden. There are three distinct sections, the first has been laid to lawn with borders of mature shrubs and flowers. There is a lovely brick water feature to one side and a pond which sits at the base of rockery over which water runs. The second section is laid to lawn whilst the third boasts a number of apple trees, a greenhouse, multiple vegetable growing areas and two block built stores. To the front you will find a block paved drive for multiple cars.





A FOUR BEDROOM FAMILY HOME WITH A SUBSTANTIAL 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	80

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			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority York City Council

Services All mains services



Address: Stamford Bridge Road, Dunnington, York, North Yorkshire, YO19 5LL

Reference: 2050



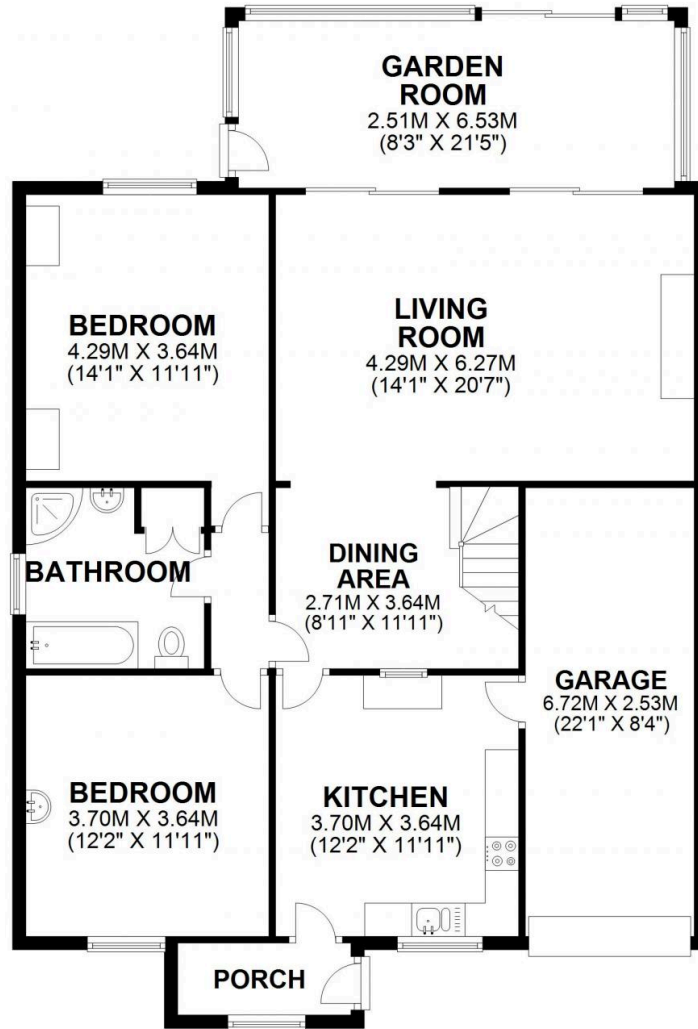
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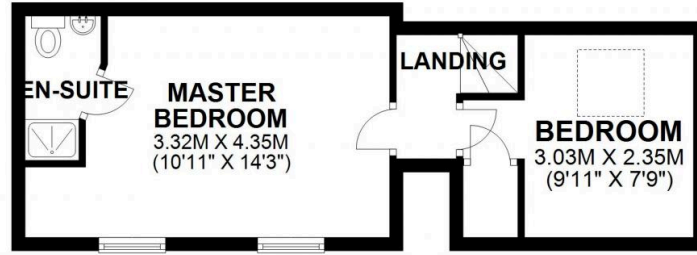
Offices in York, Pocklington and Market Weighton

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GROUND FLOOR



FIRST FLOOR



For Informative Purposes Only - Not To Scale
Plan produced using PlanUp.

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