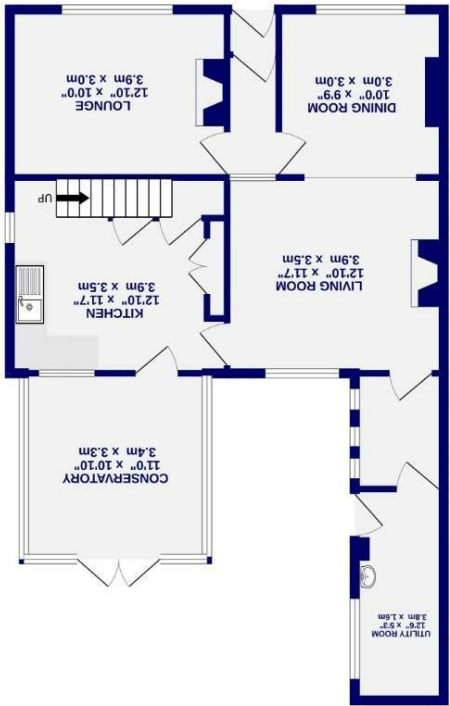




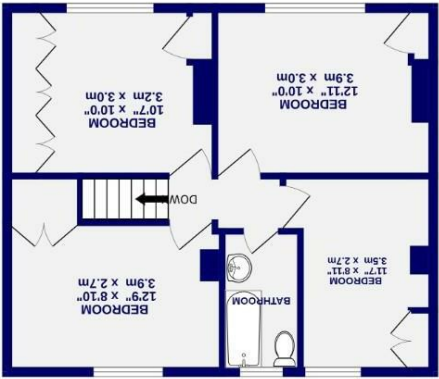
Church Street Dunnington, York YO19 5PP

Freehold
Council Tax Band - F

- Offered With No Onward Chain
- Unique Detached, Period Property Requiring Renovation
- One Of The Largest Plots On The Street
- Four Bedrooms
- In Catchment Area For Fulford & Archbishops Secondary Schools
- Prime Village Location With Shops, Cafés & GP.
- Gated Driveway & Detached Garage
- EPC - E



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised to take the measurements with your own tape measure. The plan is for illustration purposes only and should be used by any prospective purchaser. The services, systems, fixtures and appliances shown have not been visited and no guarantee as to their operation. The plan is for illustration purposes only and should be used by any prospective purchaser. The services, systems, fixtures and appliances shown have not been visited and no guarantee as to their operation. The plan is for illustration purposes only and should be used by any prospective purchaser. The services, systems, fixtures and appliances shown have not been visited and no guarantee as to their operation.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Church Street
Dunnington, York
YO19 5PP

£600,000

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Located in the idyllic village of Dunnington, the property boasts an enviable position and offers endless potential to create a truly exceptional family home. Set on one of the largest plots along the desirable Church Lane, this charming detached period home presents a unique opportunity to acquire a substantial residence with significant scope for renovation and development.

The property currently comprises of four well-proportioned bedrooms and a family bathroom upstairs, while the ground floor features three generous reception rooms, a utility space, a well-appointed kitchen, and a spacious conservatory that opens out onto the rear garden. Although the house requires comprehensive updating throughout, it retains its original character and layout, providing a blank canvas for the next owner's vision.

Externally, the property benefits from a private, gated driveway leading to a detached garage, while the extensive gardens offer incredible potential for landscaping and outdoor living. The sheer size of the plot is particularly notable; a former neighbouring property to Number 39 was previously demolished and incorporated into the grounds, providing the possibility (subject to the necessary planning permissions) to reinstate a separate dwelling or explore other development options.

Dunnington itself is a vibrant and well-served village, offering a range of local amenities including a highly regarded primary school, a doctor's surgery, shops, and welcoming cafés. The area also falls within the catchment for the esteemed Archbishop Holgate's and Fulford secondary schools, making it a particularly attractive location for families.

This is a rare opportunity to restore and enhance a beautiful period home on a generous plot in one of York's most popular villages. Early viewing is highly recommended to fully appreciate the scale, setting, and potential on offer.

Council Tax Band - F

