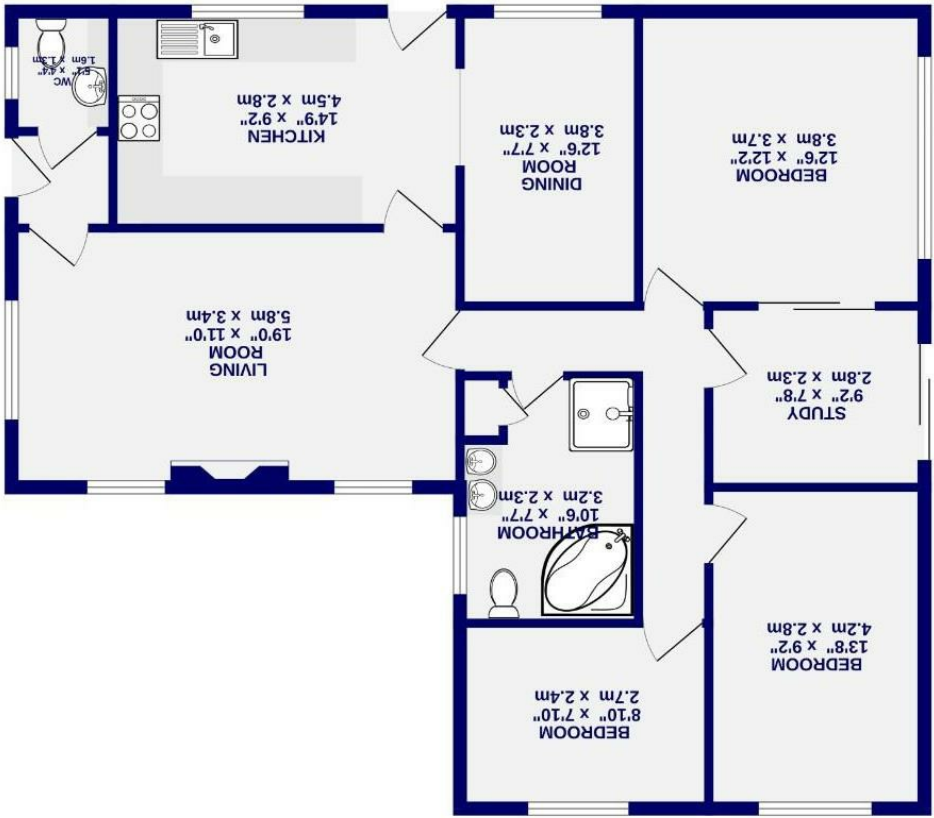




Curlew Glebe Dunnington, York YO19 5PQ

Freehold
Council Tax Band - D

- Detached Bungalow
- Four Bedroom
- Generous Living Room
- Country Style Kitchen
- Separate Dining Room
- Sizeable Primary Bedroom
- Sought After Location
- Corner Plot
- Garage & Driveway For Multiple Cars
- EPC B



GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.

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.

Model every element has been made to the accuracy of the diagram. Measurements of rooms and any other items are approximate. It is advised that any prospective purchaser should visit the property to view the same and to ensure that the measurements are correct. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Make with Mervyn's choice.

Curlew Glebe
Dunnington, York
YO19 5PQ

Offers Over £350,000

4 1

Nestled within the highly sought after village of Dunnington, just east of York, is this charming detached bungalow. Positioned on a leafy, private corner plot and set back from the road, this beautifully situated home offers a rare opportunity in one of the area's most desirable locations. Dunnington is a picturesque village offering a wealth of amenities, including local shops, popular eateries, well-regarded schools, Tennis Club and convenient commuter links to York city centre and the train station.

Through the front vestibule, you are welcomed into a spacious and light-filled living room, bathed in natural daylight from multiple windows on dual aspects. This inviting space is ideal for relaxing and features a traditional cast iron and tiled gas coal-effect fireplace as its charming focal point. To the rear of the living room, a doorway leads to the kitchen and separate inner hallway. The kitchen boasts a range of cottage-style wall and base units, offering ample storage and generous worktop space. Just off the kitchen, a separate breakfast dining room provides the perfect setting for casual dining or entertaining.

From the inner hallway are four bedrooms. The primary bedroom, positioned to the rear, includes built-in wardrobes and view of the garden. A smaller bedroom, currently used as a study enjoys garden access via sliding patio doors. Two further well-proportioned bedrooms, set to the side and rear, offer peaceful garden outlooks. There is a generously appointed bathroom with a corner bath, dual sinks, WC, and separate shower. A handy additional WC is located near the front door and completes the accommodation.

