

17 Orchard Cottages, Dunnington
York, North Yorkshire YO19 5LX

Guide Price £289,950

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Bishops Personal Agents present to the market an immaculately presented, two-bedroom mid terraced cottage, positioned in a quiet cut-de-sac on the fringes of this very popular and sought after village of Dunnington, situated between York and Stamford Bridge. Also with easy access to both local amenities and The McArthur Glen Shopping Outlet. Welcome to Orchard Cottages. This fabulous home, has been cherished and refurbished by the current owners, with a lovely quality feel throughout, offering a balance of both stylish and charming features. With its fabulous bespoke fitted kitchen, cosy reception room and pretty courtyard garden, will be very popular indeed with a variety of buyers, including first time buyers, families, professional couples and those looking to retire, also very appealing for those wanting a village location or easy commuting, throughout the region, plus those working at York University. Another great thing about this home is there is still potential to extend to the rear or add a conservatory as others have done on the street. Briefly comprises: Welcoming entrance vestibule, with the stairwell leading up to the first floor. A door leads us into the lovely bay fronted living room, the focal points being the modern feature fireplace and built in cupboards and shelving. A glass door leading out into the courtyard garden. Onwards into the fabulous kitchen, fitted with a range of sage green units, quartz worktops and a full complement of integral appliances. The stairwell, leads us up to the first-floor landing, from where we find two good sized double bedrooms and a quality luxury bathroom. Outside, to the front a small garden area with a path, leading to the front door, whilst to the rear a marvellous fenced and paved garden, with a raised beds, just right for outside entertaining and lots of potential for green fingered buyers to potter in the garden. In addition, we also find a garden shed. A rear gate, gives access the an allocated parking space in a shared carpark. The location here is superb and the centre of the village can be reached in just a short walk. Dunnington is a thriving village with numerous local shops, pubs, primary school, plus amenities such as a doctor's surgery and sports club. It is also in the catchment area of Fulford Secondary School, which was 2025's winner of Comprehensive School of the Year, North as well as Archbishops School. In summary, this lovely home in the very popular Dunnington location, provides an exceptional opportunity to secure a property that is both charming and contemporary. Ideally placed for the commuter, lying approximately four miles from York city centre and within easy reach of the York outer ring road and local road links to Hull, Leeds and other destinations. There are also regular buses into the York City Centre. An early internal inspection is highly recommended to fully appreciate this lovely quality home!

Dunnington remains one of York's most desirable villages, situated around 4 miles to the east of York City. Offering an excellent range of independent shops, cafés, pubs and recreational facilities. The village is very popular and has a great community spirit with many local activities and amenities including: the Sports Club (cricket, football, squash, tennis and bowls teams), Scouts hut, pub, church and a well-equipped play park with picnic area. There are a good range of local shops: brunch cafe, bakers, Costcutter (including Post office), a Florist and newsagents. There are also two hairdressers, a doctors surgery and chemist plus sought after village Primary School. Families are particularly drawn to the area for its highly regarded primary school and catchment for Fulford School, widely regarded as one of the strongest state secondary schools in the region. Local village walks are in Hagg Wood located on the eastern edge of the village plus cycle paths and jogging routes (National Cycle Network Route 66).







Entrance Hall
Composite front entrance door leads into the hallway. Stairs to first floor and radiator*. Door leading to...

Living Room
18' 7" x 15' 9" (5.66m x 4.80m) Into bay
Double glazed bay windows to the front aspect, feature fireplace with a modern surround, marble hearth and inset gas fire*, ceiling coving, built in cupboards and shelving, storage cupboard, tv point* and radiator*. Doors leading to the kitchen and rear courtyard garden.

Kitchen
10' 10" x 9' 0" (3.30m x 2.74m)
Fabulous cottage style kitchen with a range of modern sage green wall, floor and drawer units with matching quartz worktops over, Belfast sink with mixer taps and double glazed windows to rear aspect. Integrated appliances include, electric oven*, gas x 4 hob* with extractor fan over*, fridge*, dishwasher* and washing machine*.

First Floor Landing
Airing cupboard and loft access. Doors leading to...

Bedroom 1
19' 3" x 10' 4" (5.86m x 3.15m)
Double glazed windows to the front aspect and radiators*.

Bedroom 2
11' 2" x 9' 0" (3.40m x 2.74m)
Double glazed windows to the rear aspect and radiator*.

Bathroom
11' 5" x 5' 9" (3.48m x 1.75m)
Modern white suite comprising; Bath with mixer taps, shower cubical with mains shower*, pedestal wash hand basin with mixer taps and low level wc, set in a vanity unit, extractor fan*, double glazed window to rear aspect, down lighting and heated towel rail*.

Outside
Outside, to the front a small garden area leading to the house, whilst to the rear a marvellous fenced and paved garden, with a raised beds, just right for outside entertaining and lots of potential for green fingered buyers to potter in the garden. In addition, we also find a garden shed. A rear gate, gives access the an allocated parking space in a shared carpark.

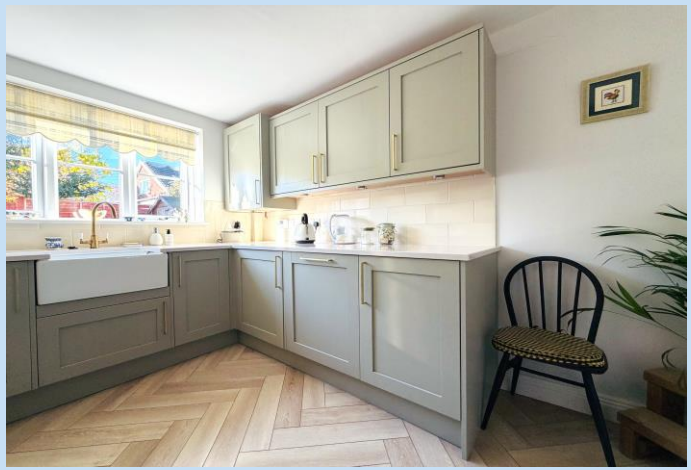
Agents Note
EPC Rating D. Council tax band C.

Broadband supplier: BT/EE Full fibre.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: British Gas.
Electricity supplier: British Gas.

This property was last purchased in 2021.

















Energy performance certificate (EPC)

17, Orchard Cottages Dunnington YORK YO19 5LX	Energy rating **D**	Valid until:	**14 August 2027**
		Certificate number:	**0755-2834-7980-9493-6551**

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

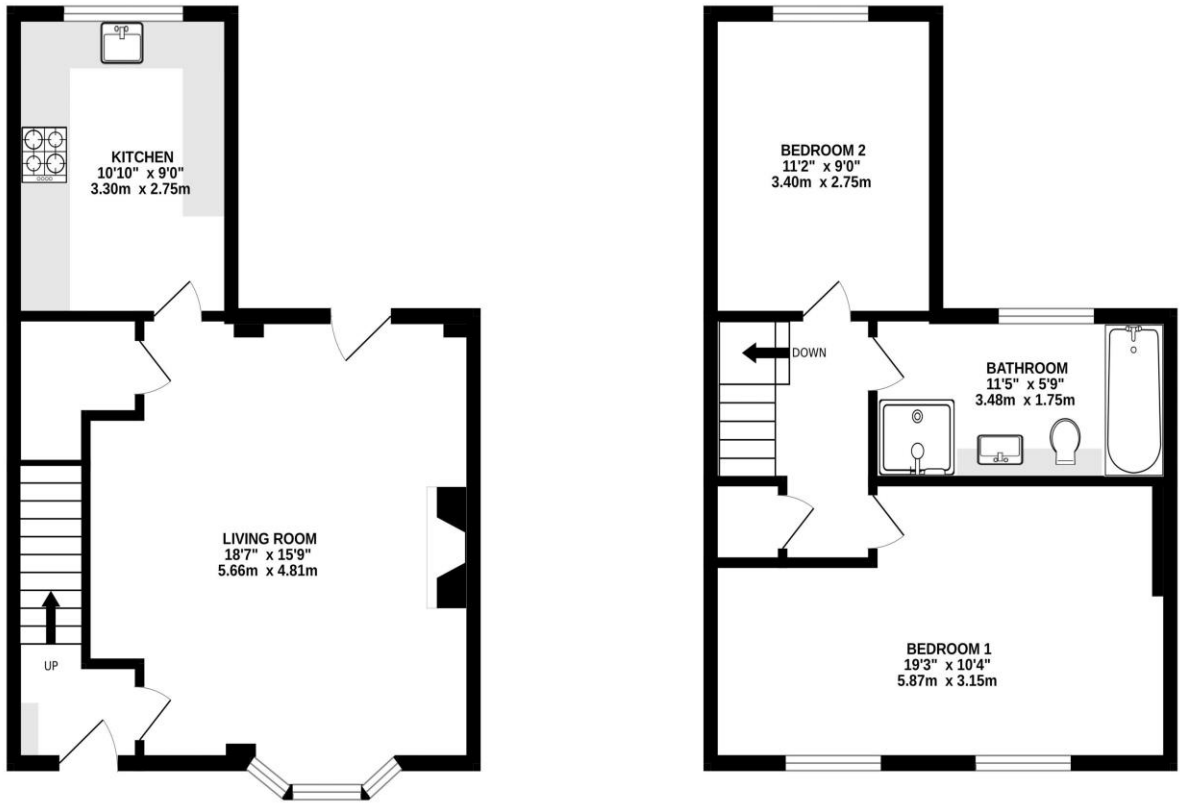
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



17 ORCHARD COTTAGES DUNNINGTON YO19 5LX

TOTAL FLOOR AREA : 829 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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