



Church Street, Dunnington, York

£525,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Church Street,  
York YO19 5PW

Est. 1871 £525,000

Positioned in the heart of Dunnington, this Grade II listed home has been the subject of a comprehensive and carefully considered refurbishment, resulting in a property that combines the character of its origins with a notably high standard of finish throughout.

Originally two cottages, the house has been thoughtfully combined to create a more substantial three bedroom home, offering a greater sense of space and flexibility than is typically found in properties of this nature.

The ground floor is particularly well arranged for modern living, with a comfortable sitting room to the front and a separate dining room that provides a more formal space for entertaining or family gatherings. To the rear, the kitchen has been fitted and finished to a high standard, with a clean, contemporary feel that sits comfortably alongside the period character of the house. A separate utility area and additional ground floor bathroom add a practical element that is often lacking in homes of this age.

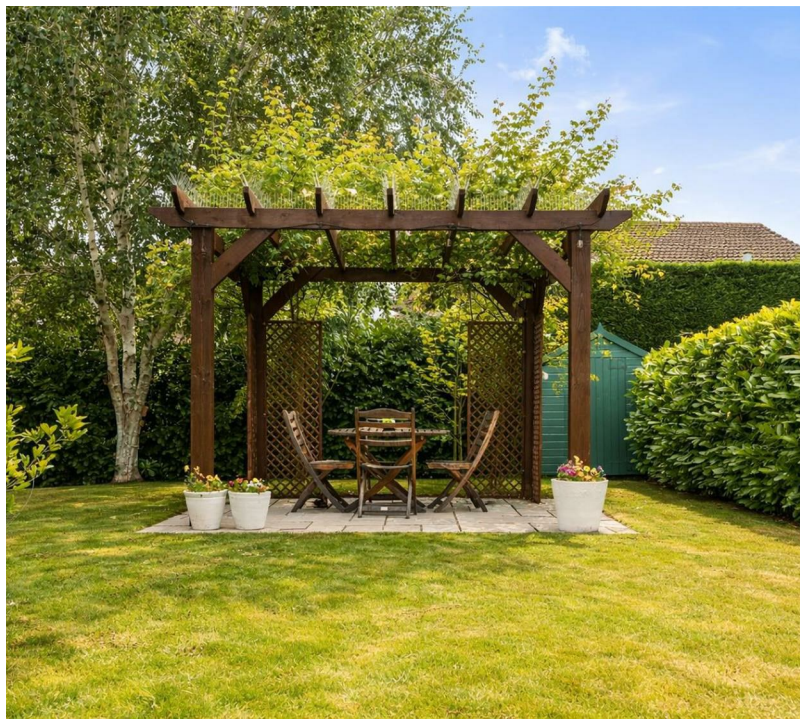
Upstairs, three well proportioned bedrooms are arranged off a central landing, all presented in excellent condition and complemented by a stylish family bathroom. Throughout the property, there is a clear sense that the refurbishment has been carried out with both quality and longevity in mind, preserving original features while introducing modern finishes that enhance the overall feel of the home.



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed.  
EPC Rating: D - 68  
Council Tax: D - City of York  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



Externally, the gardens are a standout feature and offer a surprising sense of scale for a property in this central village position. Thoughtfully landscaped and beautifully maintained, they provide a combination of lawn, established planting and seating areas, creating a space that works equally well for relaxing or entertaining. A patio area sits close to the house, ideal for outdoor dining, while a brick-built store—also positioned nearby—offers excellent versatility and could easily be used as a home office or garden room.

Adding further character, the garden also features an original well, now exposed and protected beneath a glass cover, creating a subtle but distinctive focal point.

Dunnington is a well regarded village to the east of York, offering a strong sense of community alongside a range of everyday amenities including independent shops, a bakery, public houses and a popular primary school. The village is well connected, with straightforward access into York city centre and the surrounding countryside.

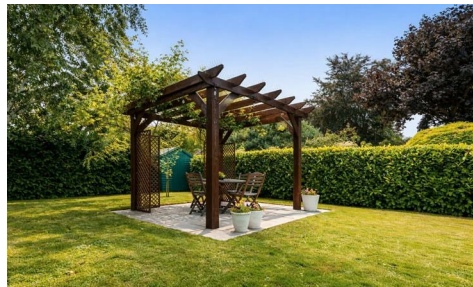






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## Partners:

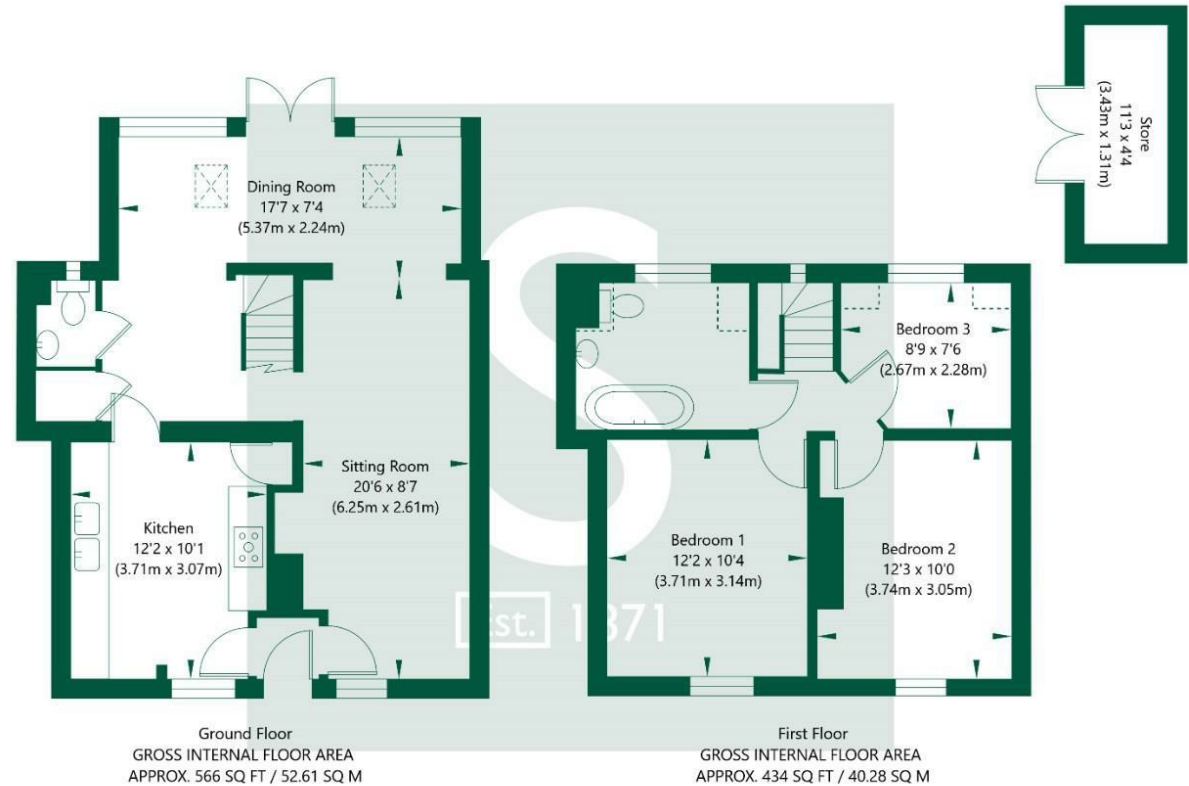
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APPROXIMATE GROSS INTERNAL FLOOR AREA 1000 SQ FT / 92.89 SQ M - (Excluding Store)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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