







Water Lane, Dunnington, York, YO19 5NS

- Four Bedroom Detached Home
- Separate Living Room & Snug
- Beautifully Presented
- Extended Kitchen/Diner
- Garage & Driveway
- Council Tax Band E

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HERE TO GET *you* THERE

£500,000

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DESCRIPTION

A beautifully presented and significantly extended four-bedroom detached home, built by the highly regarded Sawdon & Simpson and situated in the sought-after village of Dunnington.

Offering generous and versatile accommodation of around 1,684 sq. ft., the property has been thoughtfully improved to create an excellent family home, combining well-proportioned bedrooms with superb open-plan living space.

At the heart of the home is the impressive extended kitchen and dining room, creating a fantastic setting for both everyday family life and entertaining. Flooded with natural light from rooflights and with doors opening directly onto the rear garden, the room features an extensive range of contemporary units, generous preparation space and ample room for a large dining table.

An adjoining snug provides an additional informal sitting area, while elsewhere on the ground floor there is a separate living room, useful utility room and downstairs W.C.

To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. The accommodation provides excellent flexibility for family life, home working or visiting guests.

Externally, a driveway provides off-street parking, while the remaining half-garage provides useful additional storage space. To the rear is an enclosed garden with lawn and patio areas, creating an attractive setting for outdoor dining, entertaining and family use.

Water Lane enjoys a desirable position within Dunnington, one of York's most popular villages, offering a strong sense of community together with convenient access into York and the surrounding road network. The property also falls within the highly regarded Fulford School catchment, adding further appeal for families.

A superb extended detached home combining generous accommodation, excellent entertaining space and a highly sought-after village setting.



















Total floor area 156.5 m² (1,684 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

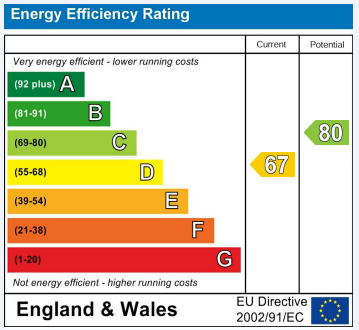
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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