

CLUBLEYS



11, Orchard Cottages,
York, Dunnington, YO19 5LX
Chain Free £289,500



ABOUT THE PROPERTY

Situated in the highly sought-after village of Dunnington, this beautifully presented two-bedroom home offers stylish, move-in-ready accommodation, making it an ideal purchase for first-time buyers, downsizers or investors. Offered to the market chain free, the property combines modern interiors with a convenient village location close to York.

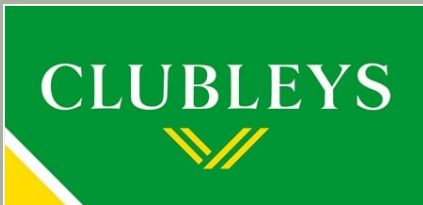
The welcoming entrance hall leads into a bright and spacious sitting room, enjoying windows to three aspects that flood the space with natural light, alongside a feature electric fireplace creating a cosy focal point. To the rear, the modern fitted kitchen offers an excellent range of shaker-style units, integrated appliances, breakfast bar dining and direct access to the garden, making it both practical and stylish. To the first floor are two generously proportioned double bedrooms, with the principal bedroom benefiting from built-in storage. Completing the accommodation is a beautifully appointed four-piece family bathroom, featuring both a panelled bath and separate corner shower cubicle, providing a luxurious space to unwind.

Externally, the property enjoys a beautiful rear garden with raised beds designed for easy maintenance and thoughtfully landscaped with patio and gravelled seating areas, ideal for outdoor entertaining or relaxing. A detached single garage with power and lighting is complemented by ample gravelled off-street parking.

Viewing highly recommended.







Tenure: Freehold
City of York Council
Band: C

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Front entrance door.

Stairs to first floor, cupboard housing consumer unit, Karndean flooring and radiator.

SITTING ROOM

5.03 x 3.62 (16'6" x 11'10")

Windows to front, side and rear.

Electric fire, under stairs cupboard, Karndean flooring and 2x radiators.

KITCHEN

3.67 x 2.51 (12'0" x 8'2")

Door to side and window to rear.

Wall and base units comprising of working surfaces, 1 1/2 bowl ceramic sink, integrated appliances including electric oven with induction hob and extractor fan over, fridge freezer. Breakfast bar and space for washing machine. Ample power points with USB charging sockets. Wall mounted gas fired central heating boiler in concealed cupboard. Karndean flooring and radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

3.70 x 2.80 (12'1" x 9'2")

Windows to front and side.

Storage cupboards, access to loft and radiator.

BEDROOM TWO

3.73 x 2.50 (12'2" x 8'2")

Window to side and rear.

Radiator.

BATHROOM

2.50 x 2.08 (8'2" x 6'9")

Window to rear.

Four piece suite comprising of a low flush WC and wash hand basin set in vanity unit, panelled bath and corner shower cubicle. Part tiled walls, spotlights, Karndean flooring extractor fan and chrome heated towel rail.

GARAGE

5.13 x 2.73 (16'9" x 8'11")

Up and over door to front, personnel door directly from the rear garden. Power and lighting.

ADDITIONAL INFORMATION

DUNNINGTON AREA GUIDE

Dunnington is a highly regarded village situated approximately 4 miles east of York city centre, offering an attractive balance of village life with convenient access to the city. The village benefits from a good range of local amenities and regular bus services providing connections into York.

Dunnington is within the Fulford School catchment area, making it particularly appealing to families seeking access to this popular secondary school.

SERVICES

The property has the benefit of mains water, electricity, gas and drainage.

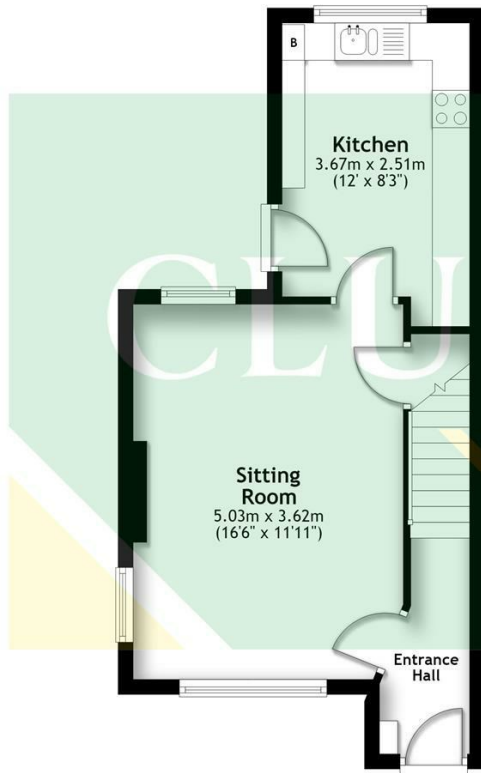
APPLIANCES

None of the appliances have been tested by the agent.



Ground Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 65.5 sq. metres (704.7 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

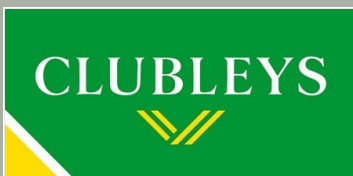
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.