



**The Manor Beeches, Dunnington, York, YO19 5PX**

- No Onward Chain • An attractive corner plot • Kitchen with two worktops and a utility area • Living room with an electric fire at its centre • Formal dining area • Three good sized bedrooms • Wet room • Detached garage with a workshop • Driveway and a courtyard • EPC = D

## Guide Price £375,000

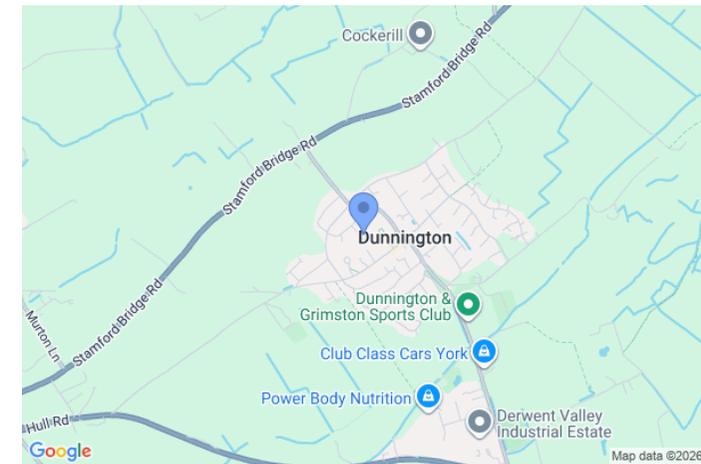
This desirable three bedroom detached bungalow occupies an attractive corner plot in one of Dunnington's most sought after locations, Manor Beeches. The village itself is perfectly located for quick access to the City of York and boasts a range of amenities including a school, pubs and shops. The property is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

Approaching the property you will see that the primary garden is found to the front which is mainly laid to lawn with the addition of various mature trees and shrubs. There is a driveway to the side that leads to a detached single garage which has a workshop at its rear and two paths that go from the footpath to the front door. There is an enclosed courtyard in between the property and the garage which is secured via a cast iron side gate.

On entering you find yourself in a good sized porch with a worktop to one side and storage below. The kitchen is beyond and has been fitted with two worktops, one of which incorporates a stainless steel sink with drainer. There is a four ring halogen hob, freestanding fridge/freezer, a single oven and various storage cupboards. At the far end of the kitchen is a utility area where you will find the boiler and space for white goods.

The living room is a good size with dual aspect windows that allow natural light to flood the room as well as providing views over the garden. An electric fire with a stone hearth and timber surround can be found at the centre of the room, the perfect addition for the colder winter months. The dining room is off the kitchen and provides more than enough space for a good sized table with chairs.

There are three nicely proportioned bedrooms, one of which has a door that provides access to the rear courtyard. A wet room comprising shower, hand basin, low level w/c and chrome heated towel rail completes the lovely property.





**AN ATTRACTIVE THREE BEDROOM BUNGALOW ON A DESIRABLE CORNER PLOT**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		64	82

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority York City Council

Services All mains services



Address: The Manor Beeches, Dunnington, York, North Yorkshire, YO19 5PX

Reference: 1815



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**

## Ground Floor

Approx. 113.9 sq. metres (1226.1 sq. feet)



Total area: approx. 113.9 sq. metres (1226.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

## 7 The Manor Beches

### Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.