

Church Street, Dunnington, York

£625,000

Stephensons
estate agents & chartered surveyors

Church Street, York YO19 5PP

Est. 1871

£625,000

Situated in the delightful village of Dunnington, this substantial three bedroom semi-detached property with large garden, and multiple outbuildings could make for a really special family home.

Situated in the village of Dunnington, just outside the York Ring Road, this three double bedroom home offers substantial accommodation, a large private garden and an impressive range of outbuildings. The village has links to both Fulford School and Archbishop Holgate School. The property is offered with no onward chain and is ready to go, though it would now benefit from a programme of renovation, giving a buyer the opportunity to update it to their own taste and add value.

The ground floor is generous in both size and layout. A large entrance hallway leads to a private sitting room, which works equally well as a snug, study or second reception room. At the heart of the house is an extended kitchen and diner, fitted with a full range of units and offering plenty of storage space. A range cooker sits within the kitchen, and the extension gives room for a dining table, making this a practical space for everyday family life as well as entertaining.

To the rear of the house is a further living room, centred on an AGA wood-burning stove that provides a warm focal point for the room. French doors open onto the rear garden, linking the indoor and outdoor space, bringing in plenty of natural light.







Tenure: Freehold
EPC Rating: TBC
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.

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Upstairs are three double bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The accommodation is well proportioned throughout, and the scope for renovation means the layout can be refreshed and modernised to suit.

Outside, the rear garden is a real asset. It is a large, lawned garden that is fully fenced all the way round and very private, with no overlooking from neighbouring properties. A multitude of outbuildings sit within the plot, including a garage, a workshop, additional storage space and a woodshed, which pairs conveniently with the wood-burning stove. Together they offer excellent flexibility for hobbyists, those needing secure storage, or anyone looking for space to work on projects at home.

Viewing is highly recommended to appreciate the size of the accommodation, the garden and the potential on offer.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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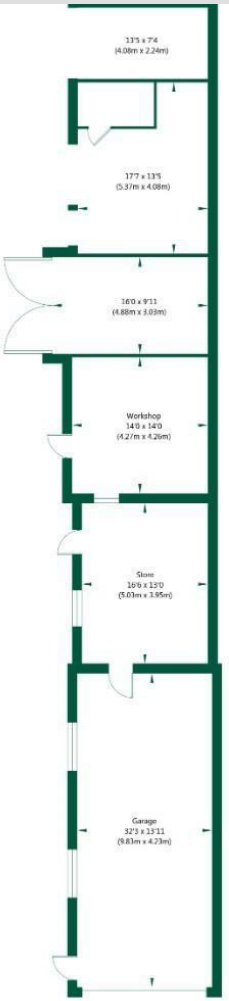
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 957 SQ FT / 88.95 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 853 SQ FT / 79.22 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1810 SQ FT / 168.17 SQ M - (Excluding All Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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