

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 17A Residential Park Lower Dunsforth

York, YO26 9SA

**£185,000**

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ENJOYING A PLEASANT POSITION WITHIN THIS SMALL RESIDENTIAL DEVELOPMENT, THIS BRAND NEW PARK HOME IS A WESTBURY TWO BEDROOM DESIGN BY OMAR PARK AND LEISURE HOMES OFFERS OPEN-PLAN LIVING, MODERN FITTINGS AND PICTURE VIEWS TOWARDS AN ADJOINING NEIGHBOURING PADDOCK. WITH AN IMPRESSIVE 36' × 20' FOOTPRINT AND VAULTED CEILINGS, THE HOME FEATURES A CONTEMPORARY KITCHEN, PRINCIPAL BEDROOM WITH DRESSING AREA AND EN SUITE, OFF-STREET PARKING, AND A COMPOSITE RAISED DECK FOR SEATING AND ENTERTAINING.

Mileages: Boroughbridge – 4.5 miles, Easingwold – 13 miles, Wetherby – 13.5 miles, York – 17 miles, Thirsk – 18 miles (Distances Approximate)

Entrance Lobby, Open Plan Kitchen/Dining/Living Room, Principal Bedroom with Dressing Area and Ensuite Shower Room/WC, Bedroom Two, Bathroom

Low Maintenance Gardens, Off Road Parking

A central part glazed PVC entrance door opens into a welcoming lobby, leading through to an open plan KITCHEN / LIVING / DINING ROOM with a PVC window overlooking the front.

French doors to the side open onto a pleasant seating area with picture views over a neighbouring paddock, while an additional side window draws the same aspect and coving to the ceiling provides a neat finishing detail to the vaulted ceiling.

The KITCHEN is comprehensively fitted with a range of light grey wall and base units with brushed chrome handles and oak effect work surfaces with matching up stands. Integrated appliances include a fridge, freezer, full size dishwasher, oven, gas hob with stainless steel splash back and concealed extractor above, and to one side a fitted washer dryer with matching oak effect tops and cupboards above matching the kitchen.

A useful cupboard houses the wall mounted LPG boiler and provides valuable storage.

An archway leads into an inner hall, with doors leading off to:

The PRINCIPAL BEDROOM, featuring a PVC window to the front and coving to the ceiling. An archway leads to a range of fitted wardrobes with shelving and hanging rails opposite a neatly appointed dressing area. A connecting door opens into the:



















EN SUITE SHOWER ROOM, fitted with a corner mains plumbed shower with thermostatic controls, enclosed by modern stone effect aqua panels. Further fittings include a low suite WC positioned below a frosted PVC window, wash hand basin on a pedestal with aqua panel splash back and mirror above, shaving point, extractor, and coving to the ceiling.

There is a SECOND DOUBLE BEDROOM with a PVC window overlooking the rear garden.

A separate BATHROOM completes the accommodation, fitted with a modern white suite including panelled bath, wash hand basin and low suite WC, with tiled splash back and frosted PVC window.

OUTSIDE, off street parking is provided to the side. The plot has been landscaping and enjoys views towards mature trees and neighbouring green space.

LOCATION – Lower Dunsforth is situated approximately 4.5 miles from Boroughbridge, with excellent access to the A1(M) and surrounding market towns.

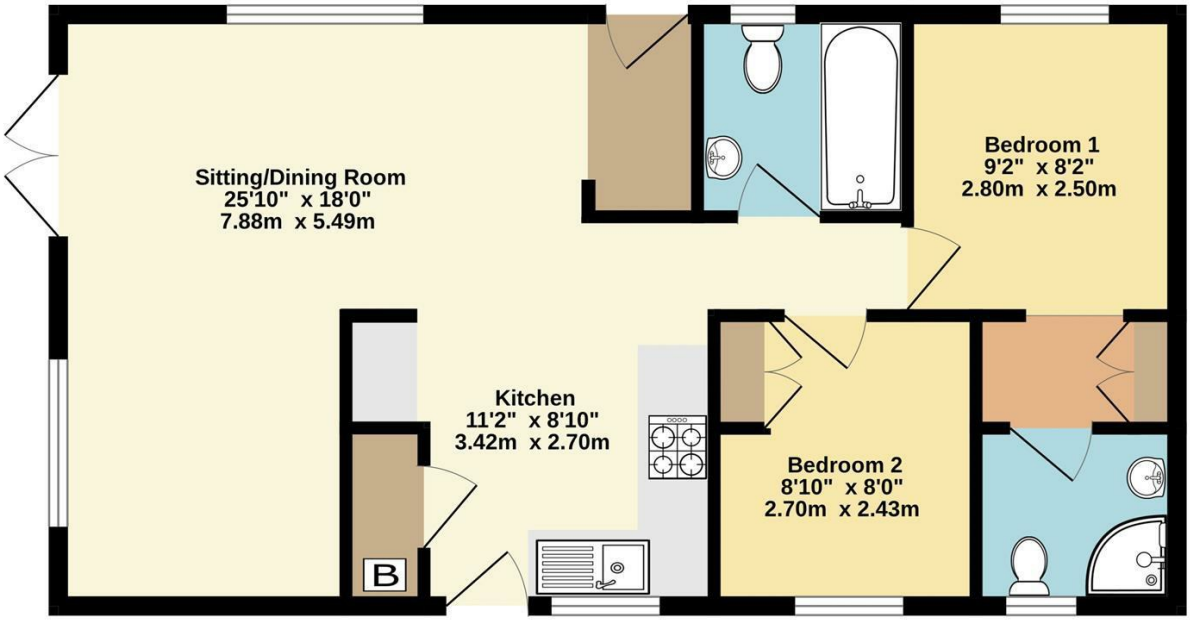
POSTCODE – YO26 9SA
COUNCIL TAX BAND – To be confirmed.
SERVICES – LPG Gas, Mains Water, Electricity and Mains Drainage.

AGENT'S NOTE – Lower Dunsforth Park holds a 12 month residential licence allowing occupation all year round. Site fee payable monthly (details available upon request).

DIRECTIONS – From Boroughbridge proceed onto York Road (B6265), continue for some distance and turn left onto Hunday Field Road. Proceed onto Mary Lane and into the village along Main Street. Take the immediate left just before the former Hideaway Kitchen. Continue a short distance where the property will be found on the right hand side within this small development.

VIEWING – Strictly by prior appointment with the sales agents, Churchills. Tel: 01423 326889 Email: easingwold@churchillsyork.com

## FLOOR PLAN




TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## LOCATION




## EPC

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