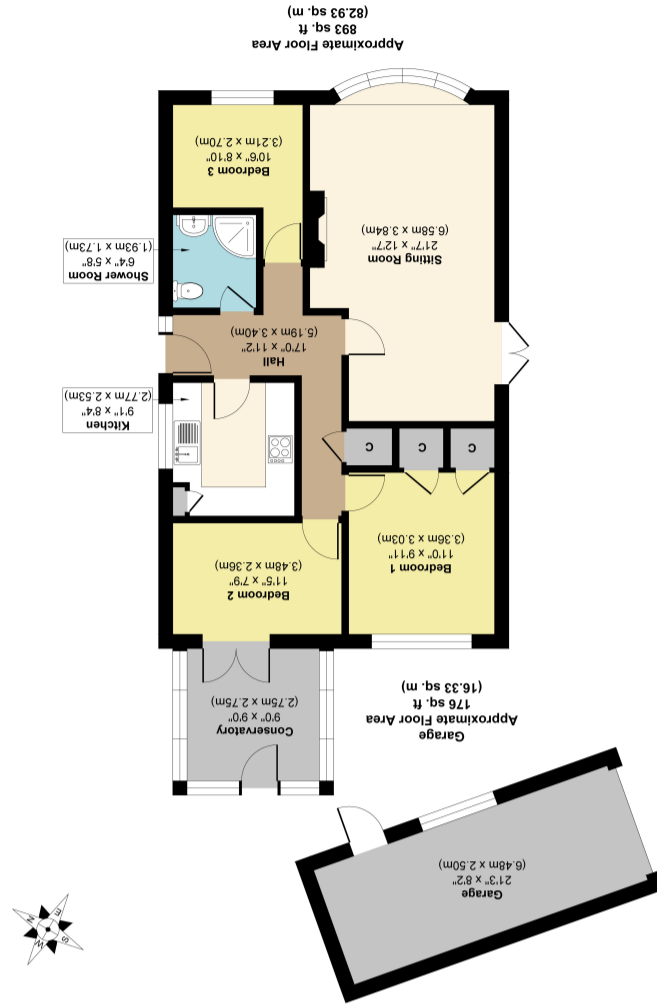


Approx. Gross Internal Floor Area (Including Garage) 1068 sq. ft / 99.26 sq. m  
 Approx. Gross Internal Floor Area (Excluding Garage) 893 sq. ft / 82.93 sq. m  
 Illustration for identification purposes only, measurements approximate, not to scale.  
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## 35 Horsfield Way, Dunnington, York YO19 5RH

A fantastic opportunity to purchase this well maintained three bedroom detached bungalow in the sought after village of Dunnington which is offered for sale with the benefit of no onward chain. Situated on a desirable corner plot the property briefly comprises; entrance hall, modern gloss kitchen, three good sized bedrooms, a conservatory, convenient shower room and a large living / dining room with bright bay window and feature fireplace. To the front the property is a lawned front garden, driveway and pathway to the entrance door, to the rear is an enclosed good sized garden, a detached garage and a second driveway. Located within walking distance to all of the local amenities that Dunnington has to offer, we feel this property will generate high interest levels and therefore early viewing is highly recommended.

- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Corner Plot
- Living / Dining Room
- Conservatory
- Detached Garage
- Desirable Village Location
- Local Amenities Nearby
- Two Driveways

Travelling into Dunnington from the Stamford Bridge Road, turn right onto Church Balk. Take the first left onto Eastfield Lane and third right onto Holly Tree Lane. Horsfield Way is the continuation of Holly Tree Lane and the property will be seen on the right hand side and can be identified by our for sale sign.

Dunnington is a village approximately 5 miles from York City Centre and provides ease of access to the A64 and A1079. It offers a range of shopping facilities that includes Costcutters with Post Office, fish and chip shop and butchers along with public houses, hair and beauty salons, Fiona Hogg florists, interior designers, a library, doctor's surgery and a dentist. There is an excellent primary school and Dunnington is in the catchment area for Fulford Secondary School. There is also a Sports and Social Club which offers a range of sports and social entertainment, and childrens' park area. There are lots of lovely countryside walks in and around Dunnington plus walks in Hagg wood. There is also good public transport into York either the number 10 bus that runs through the village or alternatively the Grimston Bar Park and Ride.

