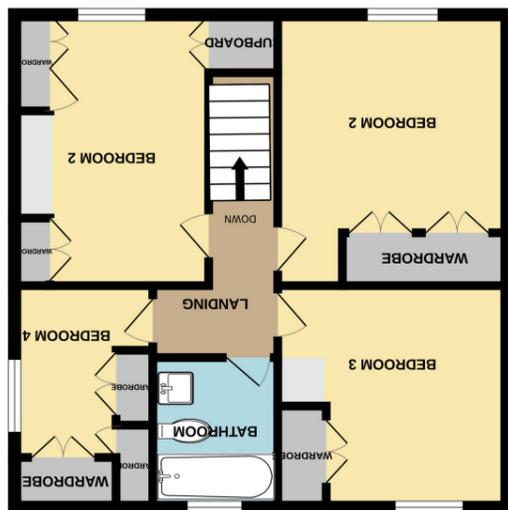


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



## York Street, Dunnington, York YO19 5PN

A fantastic double fronted detached home in a prominent position in the highly desirable village of Dunnington offered for sale with the additional benefit of no onward chain.

This wonderful home briefly comprises, a large living room, dining room, breakfast kitchen, internal lobby and a ground floor w/c.

To the first floor are four good sized bedrooms, each with built in storage, and a three piece house bathroom.

Externally the property has a landscaped low maintenance garden and a garage.

Ready for you to add your own personal touch and modernise, we feel this property is likely to achieve high interest levels and so early viewing is highly recommended.

- No Onward Chain
- Detached House
- Desirable Village Location
- Two Reception Rooms
- Ground Floor W/C
- Four Bedrooms
- Rear Garden
- Garage

Travelling into Dunnington on Church Balk continue onto Church Street. Take the right hand turning into York Street. The property will be found on the left 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, along with a public house, 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 or X46 bus that runs through the village or alternatively the Grimston Bar Park and Ride.

