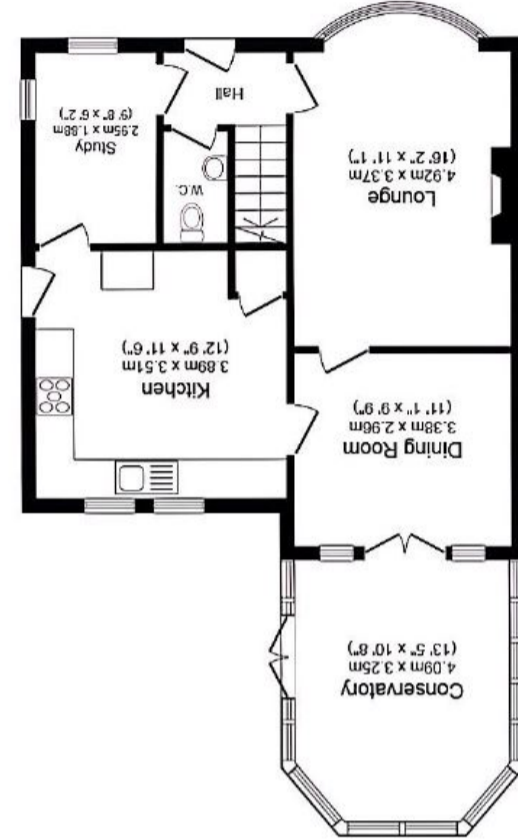
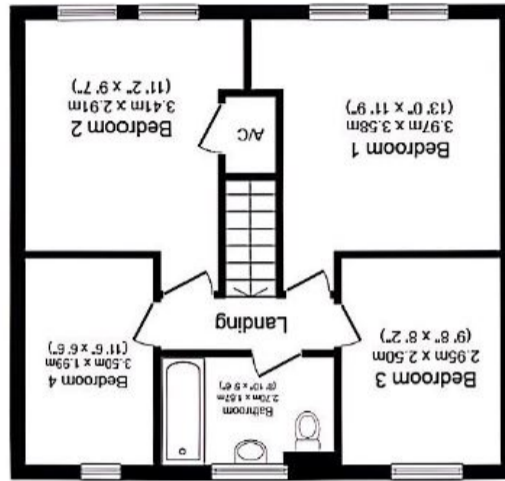


Total floor area 131.5 sq.m. (1,416 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

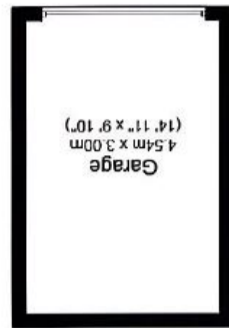
Ground Floor
Floor area 67.4 sq.m. (725 sq.ft.) approx



First Floor
Floor area 50.5 sq.m. (544 sq.ft.) approx



Garage
Floor area 13.6 sq.m. (147 sq.ft.) approx



32 Horsfield Way, Dunnington, York YO19 5RH

Standing in the heart of the sought after village of Dunnington is this spacious detached house, with Dunnington's local amenities just a short distance away and easy access routes to York and the A64. Briefly comprising; entrance hall, lounge with bright bay window, dining room, conservatory and well equipped kitchen with a good range of wall and base units, ground floor w/c and a study. To the first floor are four good sized bedrooms and a three piece bathroom. Externally the property benefits from a well tended front garden, driveway for ample off street parking, a generous sized rear garden with lawn and patio areas and a detached garage. This substantial home offers lots of potential and is in the catchment for great schools. Likely to appeal to a wide range of buyers, early viewing is highly recommended.

- Detached House
- Four Bedrooms
- Front and Rear Gardens
- Driveway
- Ground Floor W/C
- Study
- Conservatory
- Detached Garage
- Large Garden
- Local Amenities Nearby

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 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 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.

