

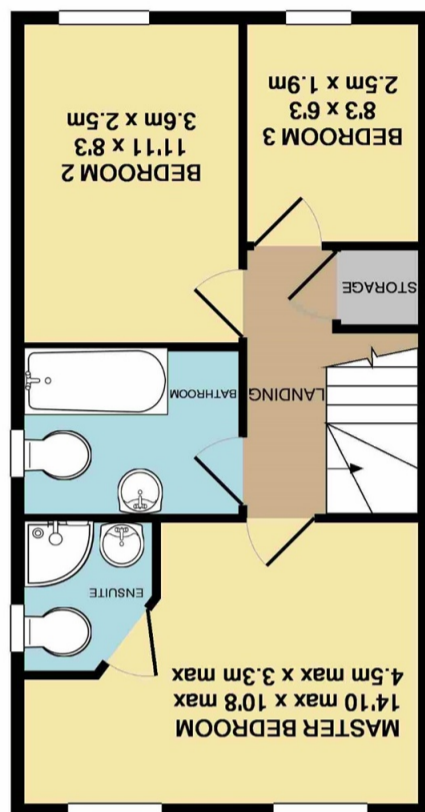
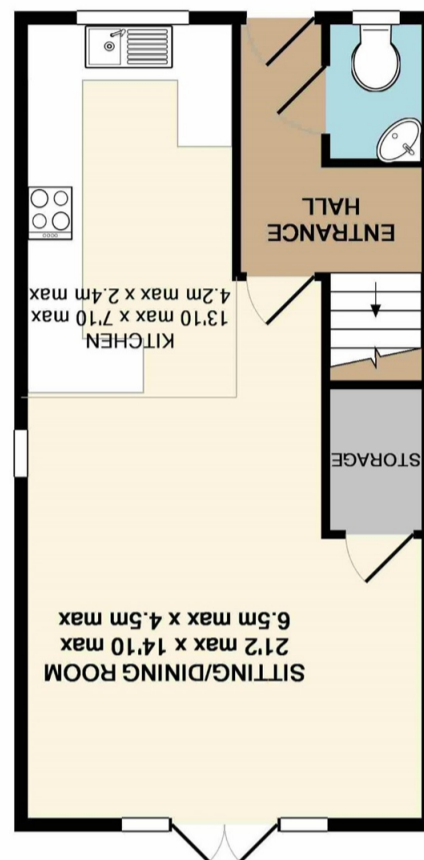
GROUND FLOOR
APPROX. FLOOR AREA 435 SQ.FT. (40.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 428 SQ.FT. (39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ruston Cottage, 1 Blackberry Gardens, Dunnington York YO19 5AB

Offered for sale with the benefit of no onward chain is this unique three bedroom semi detached home located in the highly desirable village of Dunnington. Situated in an exclusive development of just four homes built in 2014, this idyllic cottage briefly comprises; entrance hallway, ground floor w/c and modern open plan living / dining / kitchen area with under stairs storage cupboard. The kitchen benefits from a good range of white gloss base and wall units, black ceramic hob with extractor and built in eye level oven. To the first floor is a good sized master bedroom with ensuite shower room, two further bedrooms and a modern three piece house bathroom.

Externally the property benefits from an enclosed rear garden complete with lawn and patio areas with a fenced boundary and a forecourted front and a garage. Ready to move straight in to and enjoy and likely to appeal to a wide range of buyers so early viewing is highly recommended.

- No Onward Chain
- Sought after Village Location
- Semi Detached House
- Three Bedrooms
- Ensuite to Master
- Open Plan Living / Dining / Kitchen
- Ground Floor W/C
- Garage

Travelling into Dunnington on Church Balk from the A1237 continuing onto Church Street. At the bottom of Church Street take the right hand turning onto York Street passing the Village shops. The turning for Blackberry Gardens will be seen on the left hand side just before the bridge and the property will be seen 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.

