

Approx. Gross Internal Floor Area (Including Garage) 1,602 sq. ft / 148.86 sq. m  
 Approx. Gross Internal Floor Area (Excluding Garage) 1,377 sq. ft / 127.97 sq. m  
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## 29 Eastfield Lane, Dunnington, YORK YO19 5ND

Standing in the heart of the sought after village of Dunnington is this spacious semi-detached house with open views to the front and with Dunnington's local amenities just a short distance away and easy access routes to York and the A64. Briefly comprising; well equipped modern white gloss kitchen with central breakfast bar and a good range of wall and base units, a ground floor four piece bathroom, spacious living room with feature fireplace, bright dining room with patio doors leading out to the rear garden and a ground floor bedroom which is currently used as an additional living room and has the added benefit of patio doors also leading out to the rear garden. To the first floor are three good sized bedrooms, master with an en-suite shower room. Externally the property benefits from a well tended front garden, large driveway for ample off street parking, a generous sized landscaped rear south facing garden with lawn and patio area, perfect for entertaining with family and friends and a detached garage with utility/workshop.

This substantial home is ready to move into and enjoy and is in the catchment for great schools. Likely to appeal to a wide range of buyers, early viewing is highly recommended.

- Landscaped South Facing Garden
- Desirable Location
- Large Driveway
- Four Bedrooms
- Ground Floor Bathroom
- En-suite Shower Room
- Detached Garage with Utility Room/Workshop

Travelling into Dunnington from the A166, turning right into Church Balk. Take the next left hand turning onto Eastfield Lane where 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. Offering a range of shopping facilities that includes a Costcutters, pub, hair and beauty salon, Fiona Hogg florists, interior designers, a library, a doctor's surgery and more! 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. Lots of lovely countryside walks can be found in 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. Retail parks can be found at Monks Cross and Vangarde (approximately 4 miles), Clifton Moor (approximately 7 miles) or McArthur Glen designer outlet (approximately 4 miles).

