



The Nursery, Hull Road | Dunnington, York



The Nursery, Dunnington, York

A rare opportunity to purchase this superb rural property with land, on the edge of the village of Dunnington, within easy reach of the City of York.

The property comprises a good-sized detached 3 bedroom bungalow, delightful garden; range of useful outbuildings and grassland, extending in all to 6.04 acres (2.45 hectares) or thereabouts.

The Nursery is an ideal opportunity for those looking for a property with land and outbuildings, offering scope for modernisation and extension (subject to the necessary consents).

VIEWING ESSENTIAL

Guide Price £630,000

ACCOMMODATION

ENTRANCE HALL

5.28m x 1.22m (17'4" x 4')

UPVC entrance door, single radiator, panelled walls and shelving, with storage cupboard off (7'5" x4).

SITTING ROOM

4.27m x 3.94m (14'0" x 12'11")

Dual aspect with uPVC double glazed bay window to the front, and double glazed window to the side, dado and picture rails, open fireplace on tiled hearth with stone surround and decorative timber mantel, double radiator.

KITCHEN / DINING ROOM

4.27m x 6.76m (14'0" x 22'2")

Range of fitted base and wall mounted units, dual aspect with uPVC double glazed windows to the side and rear, stainless steel sink and drainer, space for electric oven, plumbing for washing machine, double radiator, single radiator, uPVC double glazed door to the conservatory.

CONSERVATORY

2.18m x 4.17m (7'2" x 13'8")

Triple aspect timber windows, uPVC double glazed door to the side.

BEDROOM 1 (NE)

4.29m x 3.94m (14'1" x 12'11")

Dual aspect, uPVC double glazed bay window to the front, uPVC double glazed window to the side, double radiator.

BEDROOM 2

4.29m x 3.35m (14'1" x 11'12")

UPVC double glazed window to the side, double radiator.

BEDROOM 3

4.09m x 3.05m (13'5" x 10'0")

UPVC double glazed window to the rear, single radiator.

BATHROOM

2.29m x 2.08m (7'6" x 6'10")

Three piece suite comprising panelled bath with Triton electric shower over, low flush wc and pedestal wash hand basin, part tiled walls, opaque uPVC double glazed window to the rear.

OUTSIDE

A private tarmacadam driveway leads to a range of outbuildings to the rear with grassland beyond. There are lawned gardens to three sides with herbaceous borders, pond and summerhouse to the front, and boiler room and oil store to the rear.

The land is divided into two useful grass paddocks, surrounding the homestead to two sides, in all 6.04 acres (2.45ha) or thereabouts.

DETACHED GARAGE

6.81m x 3.78m (22'4" x 12'5")

Concrete block walls under fibre cement roof, double timber doors.

GREENHOUSE



MONO PITCH SHED

3.96m x 3.96m (13'0" x 13'0")

BARN 1

11.51m x 13.82m (37'9" x 45'4")

Steel portal frame construction, concrete block walls, PCI and fibre cement sheet roof, concrete floor, 3phase electricity supply is connected to part of the buildings.

BARN 2

7.90m x 19.71m (25'11" x 64'8")

Steel portal frame construction, concrete block walls, PCI and fibre cement sheet roof, concrete floor, 3phase electricity supply is connected to part of the buildings. Mono lean to, with earth floor.

GENERAL PURPOSE BUILDING

19.10m' x 13.67m (62'8" x 44'10")

Steel portal frame construction, concrete block walls, open to front, PCI and fibre cement sheet roof.

SERVICES

We understand that the property is connected to mains electricity (3 phase to part of the outbuildings), water and drainage; oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

///pipes.projects.entitles

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with City of York Council 01904 551550.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

PLANS, AREAS AND MEASUREMENTS

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.





VIEWING

Strictly by appointment with the Agent

COUNCIL TAX BAND

E

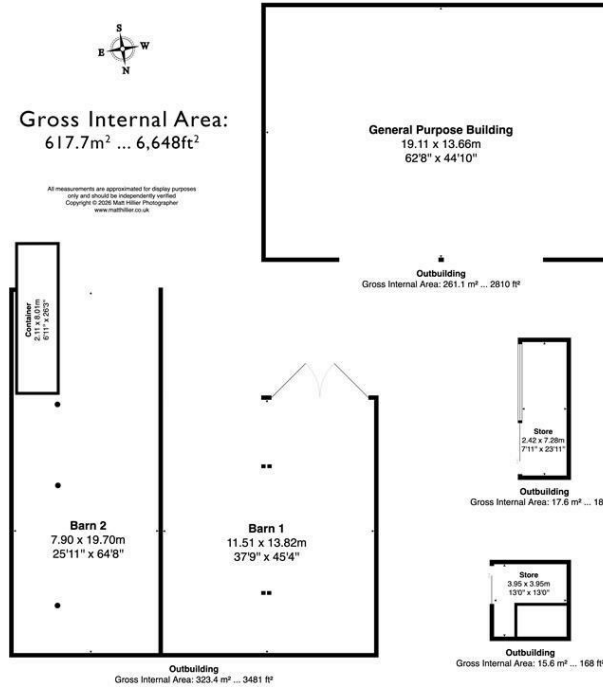
ENERGY PERFORMANCE RATING

F

The Nursery, Hull Road, Dunnington, YO19 5LR

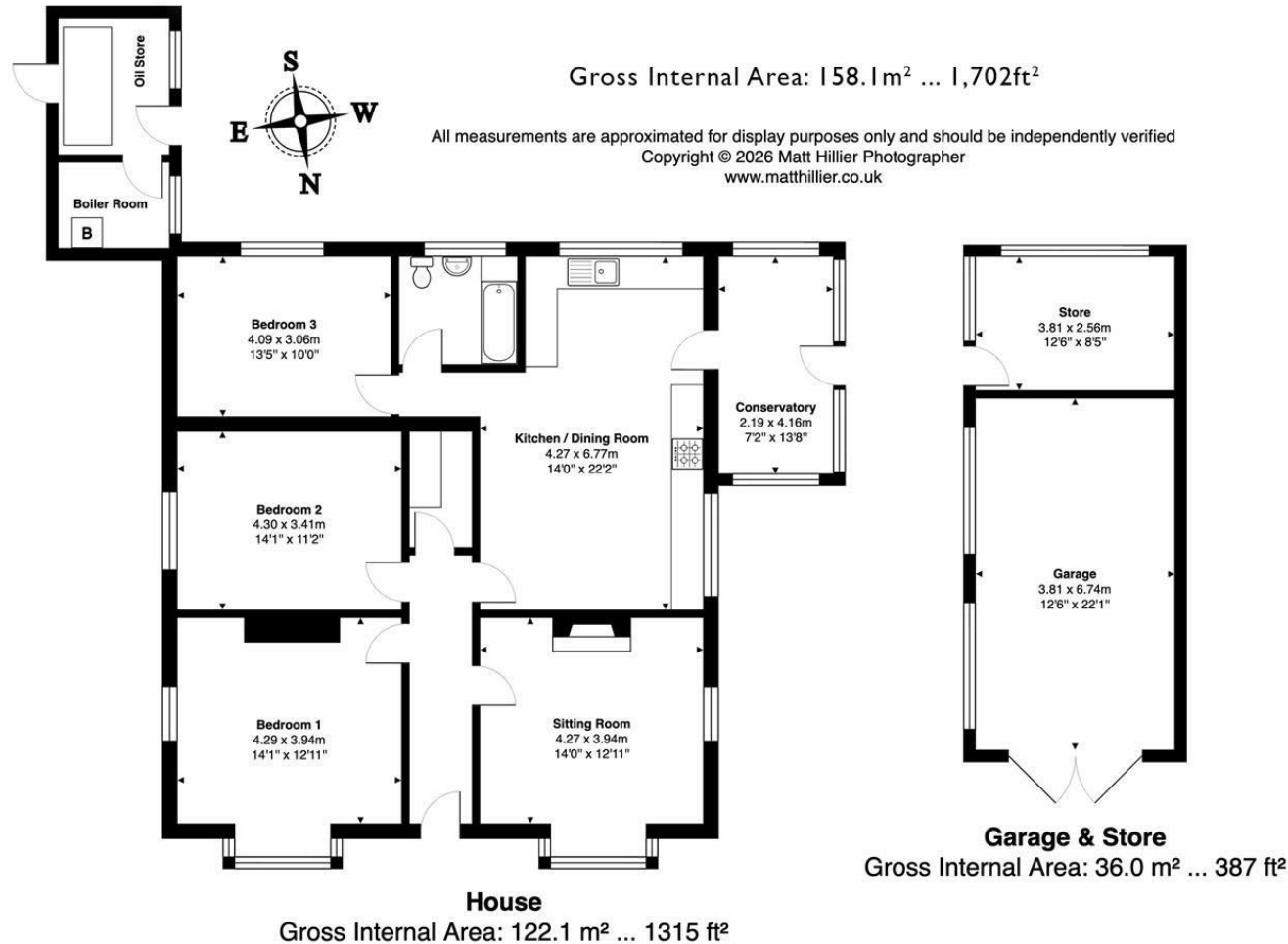
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Nursery Hull Road | Dunnington, York

The Nursery, Hull Road, Dunnington, YO19 5LR



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



St Michaels House Market Place, Malton, YO17
7LR
t: 01653 692151
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper