

## Lime Tree Mews, Dunnington, York £395,000

This three bedroom link-detached home is situated in a quiet cul-de-sac in the desirable village of Dunnington, and is offered with no forward chain.



## Accommodation

The property is accessed via a block paved driveway through a UPVC glazed front door into a welcoming entrance hallway with stairs leading to the first floor accommodation. Off the entrance hallway is a handy cloakroom, with a low flush W.C, pedestal hand wash basin and single radiator with additional space for coats and boots.



Facing directly from the hallway is the principal reception room with feature coal effect gas fireplace with a marble hearth, and a large double glazed window allowing plenty of natural light. Leading seamlessly into the dining room via archway there is ample space for a dining table and chairs and glass sliding doors leading into the rear garden.



The kitchen sits to the front elevation and has a range of cream wall and base units with laminate worksurface, built in Neff electric oven and gas hob with extractor canopy above, integrated fridge and freezer and space for freestanding washing machine and dishwasher, finished with a stainless steel sink with mixer tap over. The car port can be accessed integrally from the kitchen, which offers great storage space.



Ascending to the first floor there are three spacious bedrooms, two of them being double rooms with a third smaller, single room and the house bathroom. All three bedrooms offer built in wardrobe(s), with the master bedroom also offering a larger than average en-suite bathroom compromising of, a low flush W.C, hand wash basin with vanity unit, bidet and panelled bath with wall mounted shower attachment and tiled splashback.



Completing the internal accommodation is the family bathroom, housing a low flush W.C, pedestal hand wash basin, panelled bath and separate walk in shower cubicle with wall mounted shower attachment and full height tiled splashback.

## To The Outside

Externally, the property sits in the quiet cul-de-sac and has the added bonus of a detached brick built single garage and a covered carport, with a flagged patio area to the rear leading to a lawned garden with potted plants and shrubs. To the front is a smaller, lawned area and driveway parking is offered for multiple vehicles.

## Agents Note

Situated on Lime Tree Mews in the peaceful village of Dunnington, offering a local Doctors surgery and post office a short distance away from this home, it is also offered with the benefit of no forward chain.

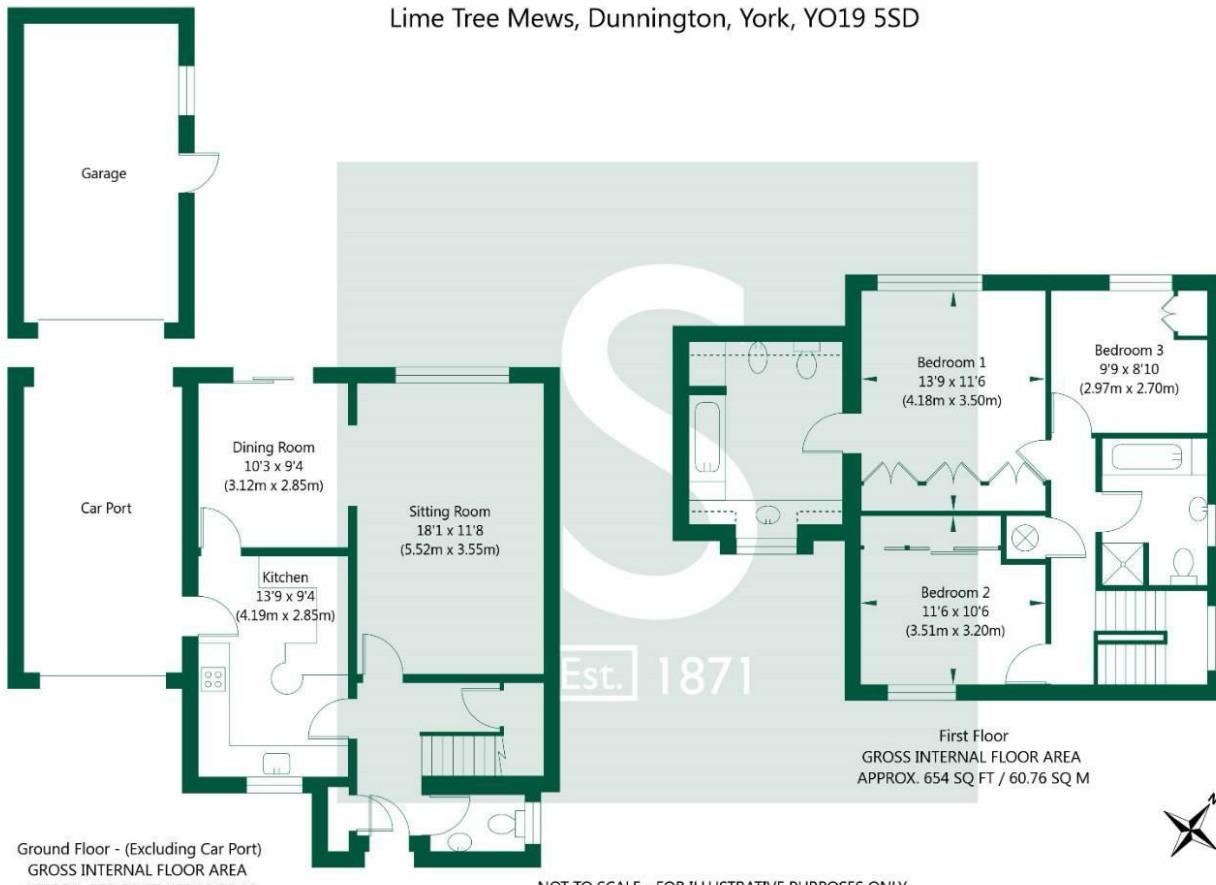
Tenure: Freehold

Services: All Mains Services Connected

EPC Rating: D

Council Tax: City of York - E

Viewings: Strictly via the selling agent



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1233 SQ FT / 114.57 SQ M - (Excluding Garage & Car Port)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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