



Church Balk, Dunnington, York £295,000

A well maintained three bedroomed dormer style semi-detached home providing spacious living accommodation over two floors with off street parking, integral garage and enclosed lawned gardens which is offered for sale with vacant possession and no forward chain.



Sitting within the most sought after village of Dunnington is this well maintained property which offers a superb range of amenities along with a regular bus route into York and importantly sits within the catchment for the highly regarded Fulford Secondary School.

Providing a wonderful opportunity for someone to mark their own stamp, the property is entered via a timber door to the front elevation which in turn enters into a small entrance hall with stairs to the first floor accommodation.

Thereafter, a timber door opens into a through lounge diner which provides a spacious feel with uPVC double glazed windows to both front and rear elevation and a feature fireplace with inset gas fire.



Leading from the dining area, a bi-folding door opens into the property's kitchen which comprises an extensive range of wall and base fitted units to three sides with heated preparation surfaces which incorporate a stainless steel sink unit with space and plumbing for an automatic washing machine, fridge and cooker. In addition is a useful walk in understairs storage cupboard and a timber glazed door giving access onto the driveway.

To the first floor, a central landing leads into three well-proportioned bedrooms along with a bathroom and separate WC. All bedrooms are generously proportioned and provide double glazed windows and of particular note is bedroom one which provides a good range of built in storage.



Serving all bedrooms is a shower room which comprises a corner shower cubicle with mains shower and sliding glass shower screen along with a hand wash basin set upon a high gloss vanity unit with fully tiled walls, chrome heated towel rail and a uPVC double glazed window to the rear elevation.

Finally, to the first floor is a separate WC which comprises a low flush modern toilet with uPVC double glazed semi-opaque window to the rear elevation.



To the front of the property, the property sits upon the envious Church Balk which provides wonderful views to the front across open farmland. The property is accessed via a driveway passing through brick pillars which in turn provides access to ample off street paved parking leading to a timber shed. The property's front garden is predominantly laid to lawn with an array of mature, herbaceous well stocked borders.

An integral garage provides a remote operated electric door with light and power.

To the rear is a private and enclosed garden which again is predominantly laid to lawn with a mature apple tree and path leading to a greenhouse.



Tenure: Freehold

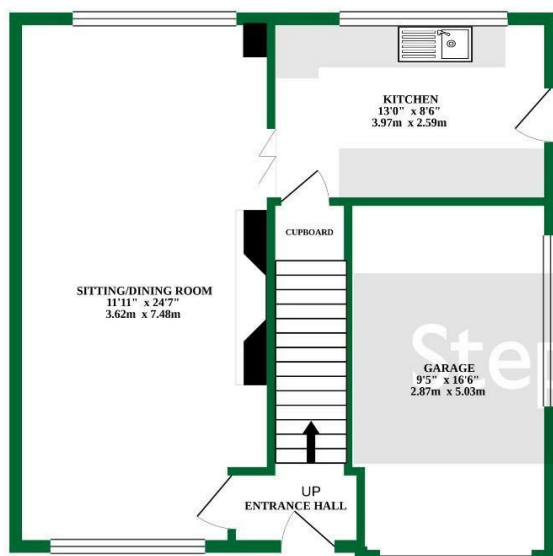
Services: All services are connected

EPC: 61 (D)

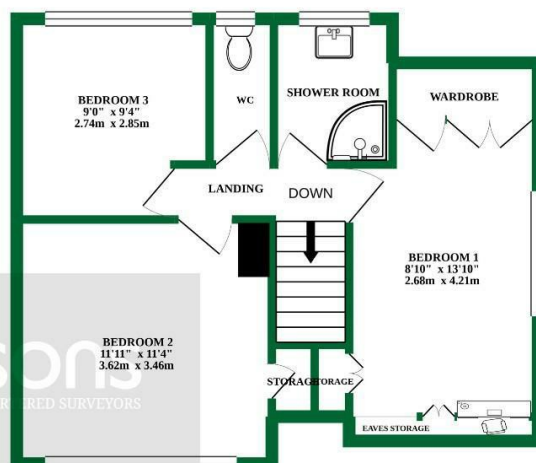
Council Tax: City of York Council – Band C

Viewings: Strictly via the selling agent 01904 625533

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



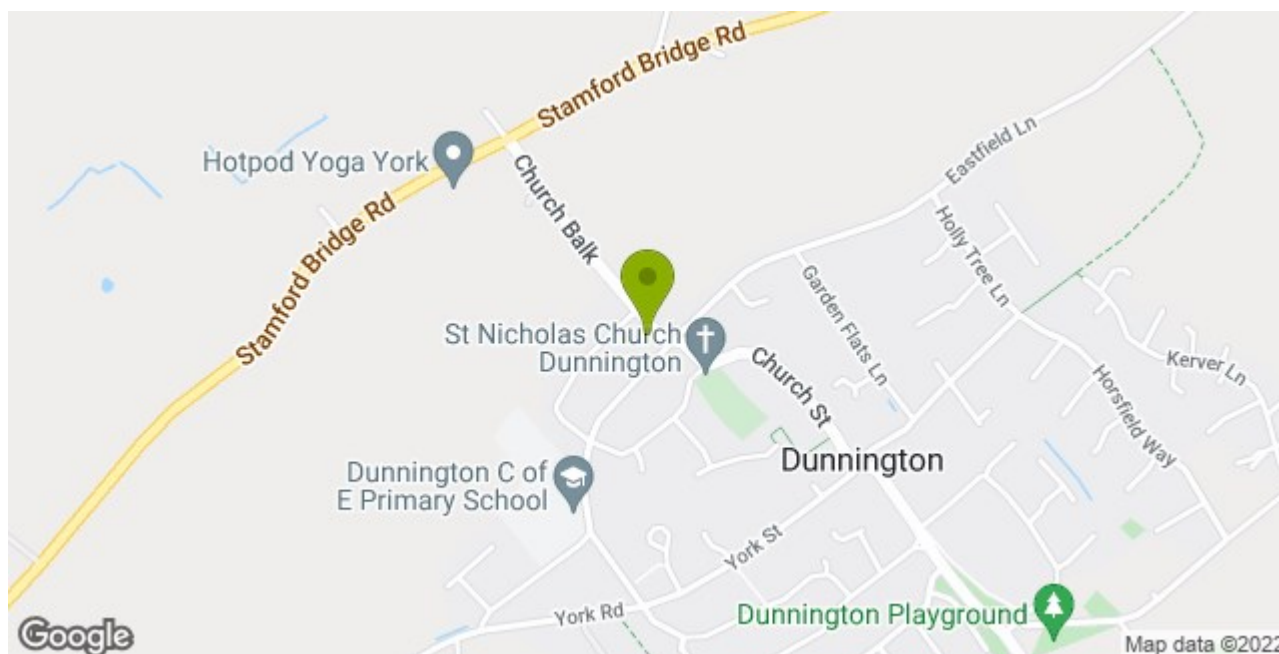
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



CHURCH BALK, DUNNINGTON, YORK

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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