



## Hunterswood Way, Dunnington, York £375,000

An immaculate three bedroom semi detached property situated within the heart of Dunnington village on the outskirts of York, having been beautifully modernised, sitting within catchment for Fulford school and with excellent road links to the York city centre, A64 & Leeds.



The property is entered via a modern composite front door into an entrance hall with doors leading off to the ground floor accommodation and stairs to the first floor. Immediately off the hallway is a large spacious living room with wood effect laminate flooring and a large uPVC double glazed window offering viewings of the pleasant front garden. A wood burner with solid oak mantle piece acts as the focal point of the room. Sliding doors open through into a dining area which again benefits from wood effect laminate flooring and in turn opens into a quaint sunroom with patio doors giving access to the rear garden.

The kitchen sits to the rear elevation of the property and is accessed via the hallway with doors leading into the dining area and a side door leading out to the driveway. The kitchen boasts a range of base and wall fitted units with integrated fridge/freezer, dishwasher, oven, microwave and induction hob. There is also ample space and plumbing for an under the counter washing machine. The kitchen also benefits from a useful larder.

To the first floor are three well proportioned double bedrooms and a modern house bathroom. The master bedroom sits to the front elevation with beautifully up-cycled built-in wardrobes and a large uPVC double glazed window allowing an abundance of natural light to flood the room. Bedroom two is another sizeable double room with built in wardrobes to the rear elevation. The third bedroom is a smaller double room with uPVC double glazed window offering views of the landscaped rear garden. The house bathroom is fully tiled with a modern three piece suite, briefly comprising of a bathtub with gravity shower over, pedestal wash basin, low flush WC and heated full height towel rail. The bathroom also benefits from a back lit mirror and two useful storage cupboards. The first floor landing gives access to a boarded loft via a hatch with pull down ladder.

To the outside the property boasts a recently landscaped south facing rear garden with composite decking along with feature lighting, artificial grass, surrounded by mature beds. The garden also benefits from a greenhouse, as well as outside water tap and power. To the front of the property is a driveway for two cars which gives access to an attached single garage. The property also boasts a landscaped front garden which is mainly laid to lawn.

The Village of Dunnington offers a good range of amenities with local shops including a Post Office, Newsagent/Off Licence, mini-market, Fish and Chip Shop, and Hairdresser. The village boasts two Public Houses situated in the centre of the Village. Dunnington has two places of worship, St. Nicholas Church and the Methodist Church and there are a number of recreational facilities including a Village Hall, Library and the thriving Dunnington and Grimston Sports Club which has been developed over the years to offer a wide range of facilities including cricket and football pitches as well as tennis courts, bowling green and a squash club. There is highly a regarded infant and junior schooling within Dunnington and crucially the village falls within the catchment area of Fulford secondary school.

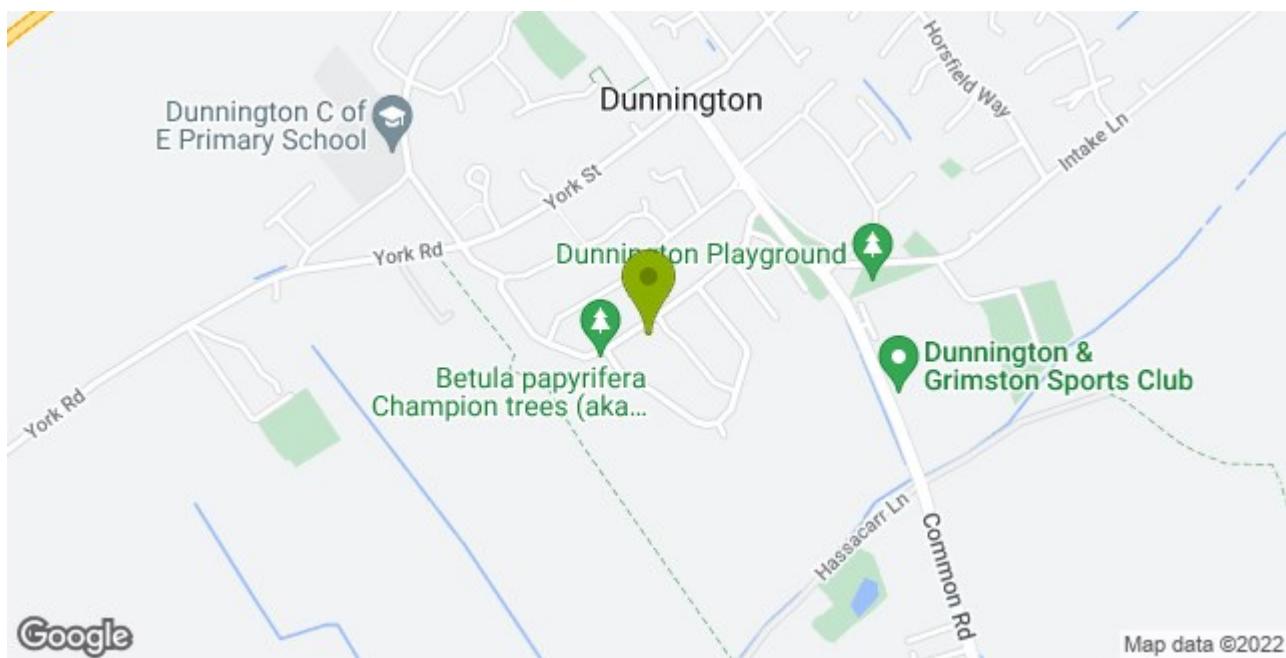
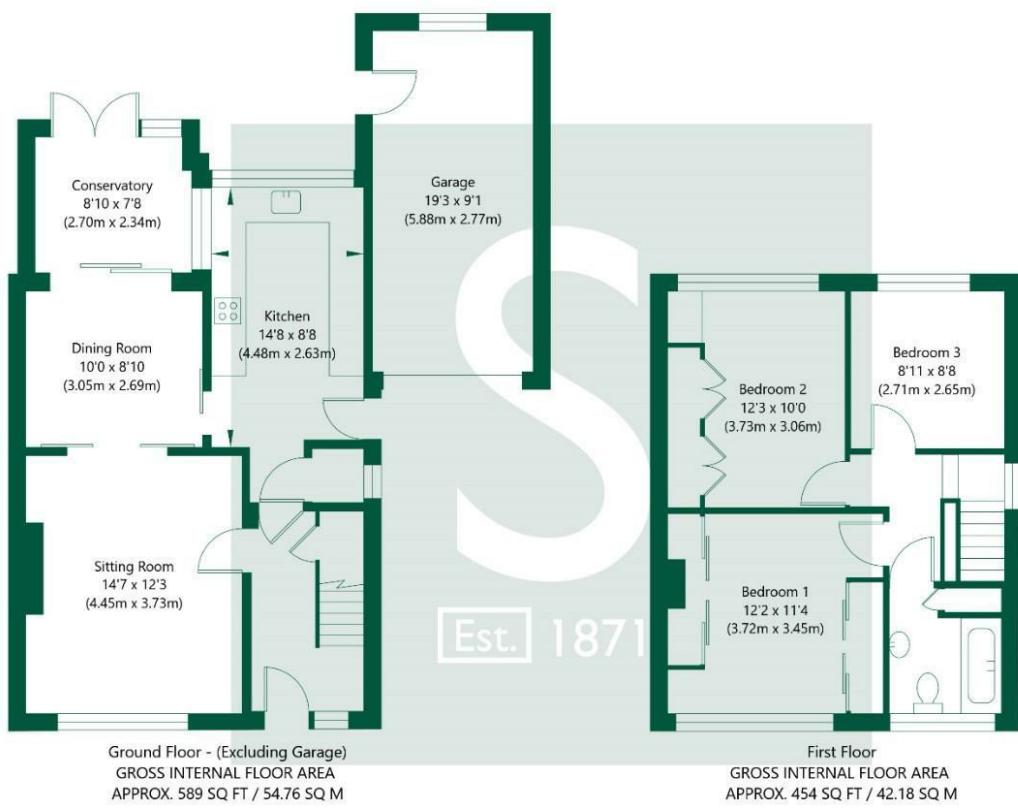
Tenure: Freehold

Services: All mains services connected

EPC Rating: 74 (C)

Council Tax: City of York - Band D

Viewings: Strictly via the selling agent 01904 625533



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