



Water Lane, Dunnington, York £340,000

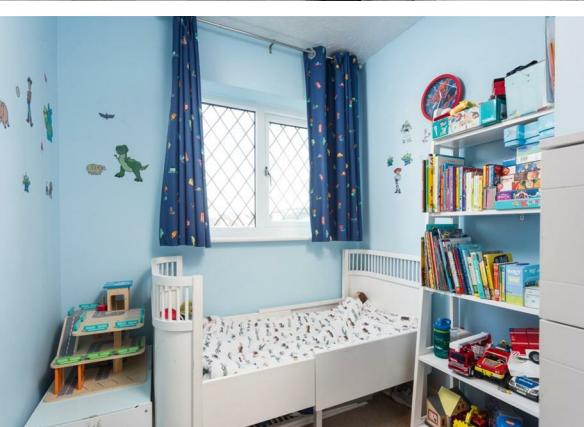
A perfect starter family home, benefitting from a recently refitted kitchen in this most sought-after village east of York with garden and garage.



The property is entered into a welcoming front porch, in turn opening into the sitting room, which boasts a stunning fireplace with decorative tiles and a fitted bookcase with storage. Having a large window to the front and glass paned door to the porch, there is an abundance of natural light flow into the room.



A second reception room provides a lovely dining room, with tiled floor, a window overlooking the rear garden and ample space for a dining table and chairs.



To the rear elevation of the property is the stylish kitchen, which comprises a range of fitted dark blue wall and base units, cream Quartz effect worktops and cream tiled splashback. Integrated appliances include an oven and gas stove, with extractor hood over, NEFF dishwasher, sunken sink with traditional mixer tap over, and space and plumbing for further appliances and a convenient pantry storage cupboard. The tiled floor flows through the kitchen and dining room and the kitchen has a door leading to the rear garden as well as a door leading to the property's staircase. A downstairs WC with hand wash basin and low flush WC complete the downstairs accommodation.



To the first floor of the property are three bedrooms and a family bathroom. The principal bedroom sits to the front elevation and provides a double bedroom with sloping ceiling and a unique beam structure which adds a touch of architectural charm.



Two further bedrooms provide smaller rooms, perfect for younger children or a home office for professionals. The second bedroom benefits from having a velux roof light, allowing for ample natural light flow.

A family bathroom comprises a neutrally tiled three-piece suite, having low flush WC, pedestal hand wash basin and a panel bath with handheld shower over.

Externally, the home has a brick paved driveway to the front, leading to an attached single garage and side gate. There is also a gravelled area which is home to well-established shrubs and plants. To the rear, the property has a lovely private garden which offers a peaceful and tranquil area to enjoy. With a lawned area, brick path leading to a patio area with space for garden furniture, and surrounding beds which are well-stocked with an array of vibrant plants, this is a perfect space for the warmer months.

Offering well-presented accommodation, with a lovely garden and ample off-street parking, the property is sure to appeal to a range of buyers, including professionals, young families and downsizers. Situated in the ever-popular village of Dunnington, a charming and highly regarded village located just outside the historic City of York. Known for its picturesque streets, welcoming community, and tranquil surroundings, offering an ideal blend of rural appeal with convenient access to city amenities. The village boasts an array of local shops, a well-stocked convenience store, and delightful independent cafes, making daily life both convenient and enjoyable. The property sits in easy walking distance of the well-regarded Dunnington Primary School, and crucially sits within catchment area for Fulford Secondary School.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 80* Mbps download speed

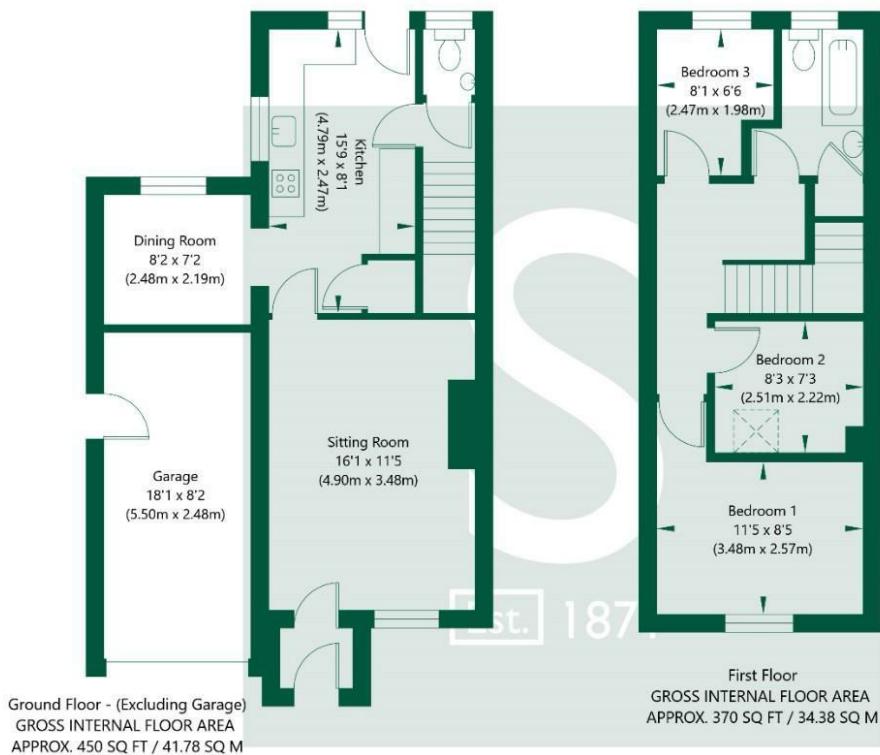
EPC Rating: C

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 820 SQ FT / 76.16 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

