



Dunsforth Court, Lower Dunsforth Asking Price £450,000

**** HIGH SPECIFICATION ****

This stunning period conversion, which set in the heart of Lower Dunsforth, features just shy of 1,600 sq ft in ground floor living accommodation, with 3 flexible bedrooms, high specification finishes throughout, off road parking, and a private garden with seating terrace.



Accommodation

Dunsforth Court is a superior development of five converted apartments with the latest offering being a stunning three bedroom, ground floor flat with a finish to the highest specification ideal for mature families and retirees. The property is being sold with a private garden with ample off street parking and is offered for sale with both vacant possession and no onward chain.

The property has a stepped access to the private front entrance door which leads through into a spacious reception hall having feature engineered oak flooring in addition to a bespoke cloak's cupboard with seating.

There are recessed ceiling down lighters and a radiator.

Located at the front of the property is the living room which has a feature mounted electric fire and television surround in addition to engineered oak flooring, radiator and double glazed French doors which lead out onto the terraced garden beyond.

One of the feature rooms of the property is the modern breakfast kitchen having a stylish range of built-in base cupboards to the side elevation with Quartz worktops and inset sink unit. There is an additional range of matching high level storage cupboards in addition to a central serving island with breakfast bar.

Included within the sale, are a range of NEFF appliances, including twin ovens, in addition to a four point induction hob unit with central extraction. There is a built-in NEFF dishwasher and fridge & freezer units. The kitchen features engineered oak flooring, ceiling down lighters, twin radiators and French doors leading out onto the terrace.

The property enjoys flexible two/three bedroom living accommodation including the master bedroom suite which has a generous walk-in wardrobe and features a stunning ensuite bathroom. The bathroom includes a low flush W.C., wash hand basin and inset bath with separate walk-in shower cubicle with waterfall and handheld shower attachments. There is featured tiled flooring and splashbacks in addition to ceiling down lighters and an extractor fan.

The guest bedroom suite is also located at the rear, having twin radiators and ceiling down lighters. There is an ensuite shower room with a low flush W.C., wash hand basin and walk-in shower cubicle with waterfall and handheld shower attachments. The shower features tiled splashbacks and a modern tiled flooring as well as a heated towel rail, extractor fan and ceiling down lighters.

There is flexibility within bedroom three allowing for a media room or study should a purchaser wish. The room also benefits from ceiling down lighters, radiator and built-in cupboard housing the central heating boiler.

The internal accommodation is completed by a separate bathroom which includes a low flush W.C., and wash hand basin both set in a vanity surround with double fronted shower cubicle, handheld and waterfall shower attachments as well as full height tiled splashbacks. There is feature tiled flooring, ceiling down lighter and extractor fan.

To The Outside

The property overlooks the Main Street of Lower Dunsforth having allocated land and garden, which provides off street parking for numerous motor vehicles.

Directly to the front of the property is a raised and decked south facing terrace, which steps down onto a front hardstanding and garden beyond with raised herbaceous borders and mature screening trees and hedges.

There is additional space adjoining the side elevation providing additional amenity land ideal for a private garden shed.

The property is being sold with a full ten year new home warranty, and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer.

Energy Efficiency

The property's current energy rating is C (72) and has the potential to be improved to an EPC rating of C (72).

Property Information

Tenure: Leasehold - 999 year term (999 years remaining)

Service Charge: There are 5 apartments in the building and each will own a fifth of the freehold.

Collectively, they will make up the management company and can decide upon their own service charges.

Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas.

The property runs off of LPG central heating.

Broadband Coverage: To Be Confirmed

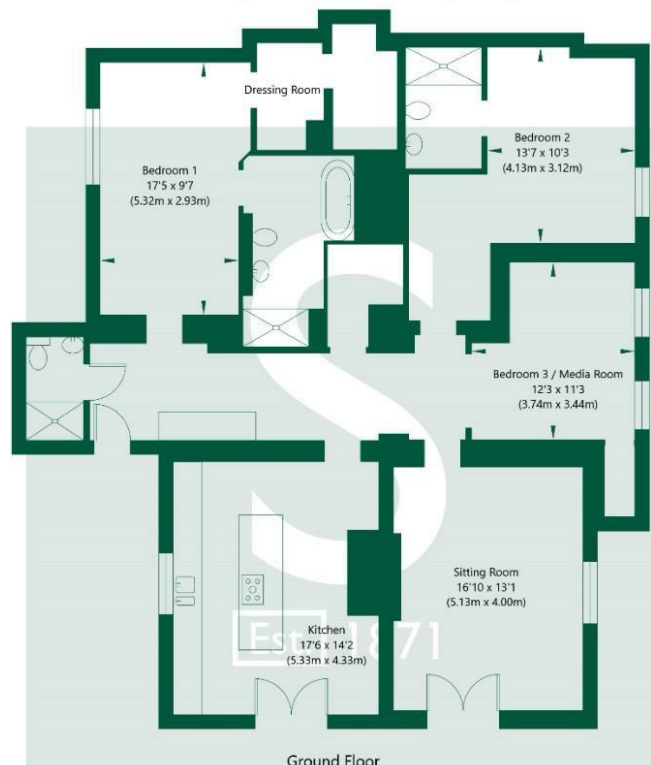
Council Tax: To Be Confirmed - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 324324

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

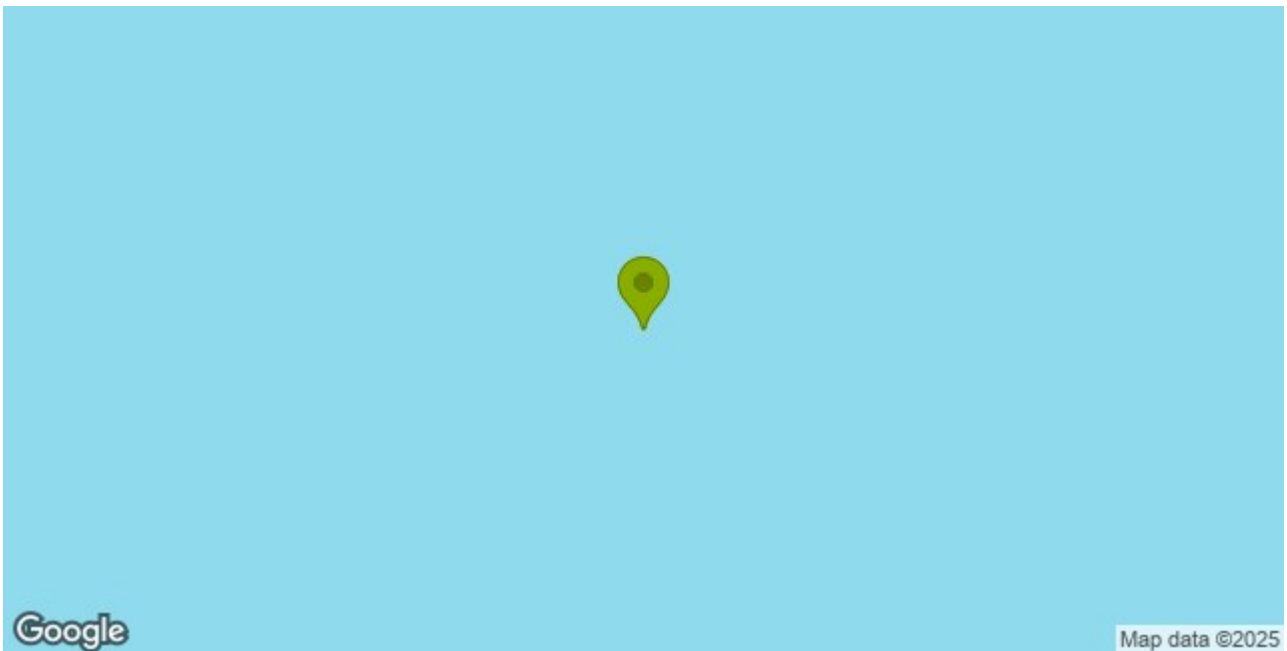
Dunsforth Court, Lower Dunsforth, York, YO26 9SA



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1585 SQ FT / 147.24 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1585 SQ FT / 147.24 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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