



Hideaway Apartment Lower Dunsforth Village
Lower Dunsforth, York, YO26 9SA

Guide price £299,995



Stunning Newley Converted Ground Floor Apartment
Two Generously Sized Bedrooms Two Double Shower Rooms
Stunning Open plan Kitchen, Living Room With Breakfast Bar
Living Room with Ingle Nook Fire Place Housing Wood Burning Stove
Off Street Parking
High-Quality Finish Throughout
Desirable Village Location
No Forward Chain



Description

This ground-floor apartment in Lower Dunsforth features two bedrooms, high-quality finishes, off-road parking, and a private garden.

Dunsforth Court is a development of five converted apartments, and this flat is ideal for families and retirees. It is for sale with vacant possession and no onward chain.

The entrance has a stepped access leading to a reception hall. A highlight of the apartment is the Ingle Nook fireplace with a wood-burning stove. The modern open-plan kitchen has built-in cupboards, Quartz worktops, and an inset sink, along with a central island and breakfast bar.

Included are NEFF appliances: twin ovens, a four-point induction hob, a built-in NEFF dishwasher, and fridge & freezer units. The kitchen features engineered oak flooring, downlighters, and twin radiators.

The master bedroom includes an ensuite shower room. The main bathroom has a low flush toilet, wash hand basin, bath, and a separate walk-in shower. Both bathrooms feature tiled floors and splash backs, downlighters, and an extractor fan. the radiators are period column radiators throughout.

There is also a separate shower room with a low flush toilet and wash hand basin in a vanity surround. It includes a double shower cubicle with handheld and waterfall attachments.

Outside, enjoy a lawned garden and off-street parking for several vehicles. The property comes with a ten-year new home warranty.

The current energy rating is C (72), with potential to improve.

Property Information:

- Tenure: Leasehold for 999 years (999 years remaining)
- Service Charge: Five apartments own a fifth of the freehold and manage service charges collectively.
- Services: All mains except gas are connected. The property uses LPG for heating.
- Broadband Coverage: To be confirmed.
- Council Tax: To be confirmed (North Yorkshire Council).
- Current Planning Permission: None valid.

Location

within the popular village of Lower Dunsforth. The village is within close proximity of the village of Marton cum Grafton and Great Ouseburn and as such benefits from the amenities that both these villages have to offer. These include excellent independent village shops, primary

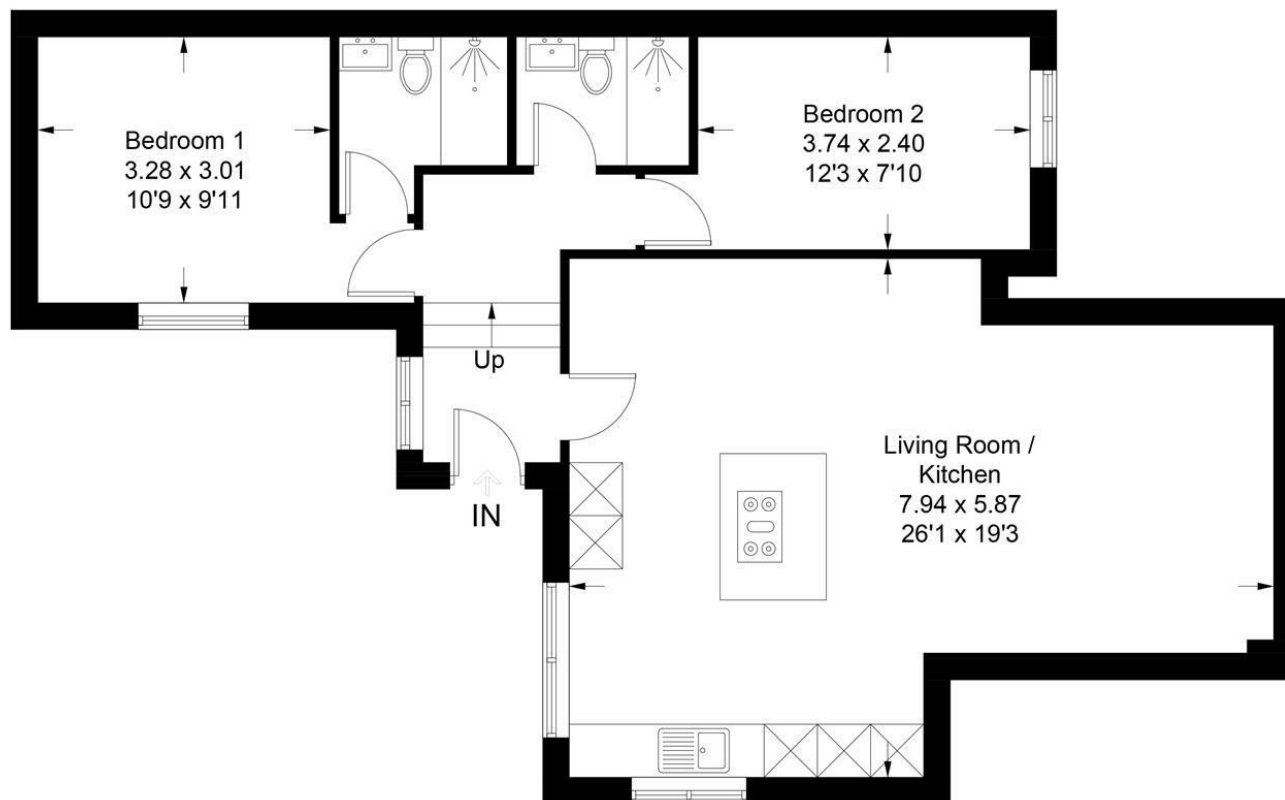
schools, public houses and sports fields. The village is approximately 3 miles from Boroughbridge which has a wider array of amenities. Lower Dunsforth offers easy access to the A1(M) via junctions 47 & 48 and is a short drive from Cattal Station giving access to Harrogate, York and onto the East coast mainline.





Dunsforth Court, Lower Dunsforth, YO51

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft



Ground Floor

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
FII Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
FII Directive			

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