

CLUBLEYS



2, Petercroft Lane,  
Dunnington, YO19 5NQ  
Chain Free £300,000



## ABOUT THE PROPERTY

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Offered to the market with no forward chain, this extended, double-fronted detached bungalow is located in the highly desirable village of Dunnington, offering generous living space and excellent potential for modernisation.

Set behind attractive, well-stocked front gardens, the property features a large sitting room with bay window, two spacious double bedrooms – one with a wall of fitted wardrobes – and a four-piece bathroom suite, including both a bath and separate shower. Additional living areas include a separate dining room, kitchen, and a light-filled sun room, perfect for enjoying views of the fully enclosed, low-maintenance rear garden with mature planting. An integral garage provides further flexibility for storage or potential conversion (subject to permissions).

The bungalow is ideally situated with just a short, level walk to the bus service, the Post Office, Costcutter, the Doctors' surgery and village pub. With its versatile layout, this property is ideal for those looking to create a forever home in a peaceful yet well connected village setting.

This property is Freehold. City of York Council - Council Tax Band D.







Tenure: Freehold  
City of York Council  
Band: D

#### THE ACCOMMODATION COMPRISES OF:

##### ENTRANCE HALL

4.58 x 1.21 (15'0" x 3'11")

Front entrance door.

Radiator.

##### SITTING ROOM

6.86 x 3.69 (22'6" x 12'1")

Bay to front.

Gas fire with tiled surround. 2x Radiators.

##### DINING ROOM

3.92 x 2.37 (12'10" x 7'9")

Door and window to rear.

2x radiators.

##### KITCHEN

3.55 x 1.98 (11'7" x 6'5" )

Window to rear.

Wall and base units comprising stainless steel sink unit, gas oven with 4 ring hob (not tested), space for washing machine, space for fridge freezer. Wall mounted gas fired central heating boiler.

##### SUN ROOM

2.98 x 2.78 (9'9" x 9'1")

Windows to sides and rear, doors to side.

##### BEDROOM ONE

3.09 + wardrobes x 3.81 + bay (10'1" + wardrobes x 12'5" + bay)

Bay window to front

Fitted wardrobes to one wall. Radiator.

##### BEDROOM TWO

2.99 x 5.01 (9'9" x 16'5")

Window to rear .

Radiator.

##### BATHROOM

4.08 x 1.86 (13'4" x 6'1")

Window to rear.

Suite comprising corner shower, panelled bath, low flush WC and pedestal hand basin. Radiator.

##### INTEGRAL GARAGE

2.27 x 4.77 (7'5" x 15'7" )

Doors to front.

Power and light.

#### ADDITIONAL INFORMATION

#### SERVICES

Mains Water, Gas, Electricity and Drainage. Gas fired central heating. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

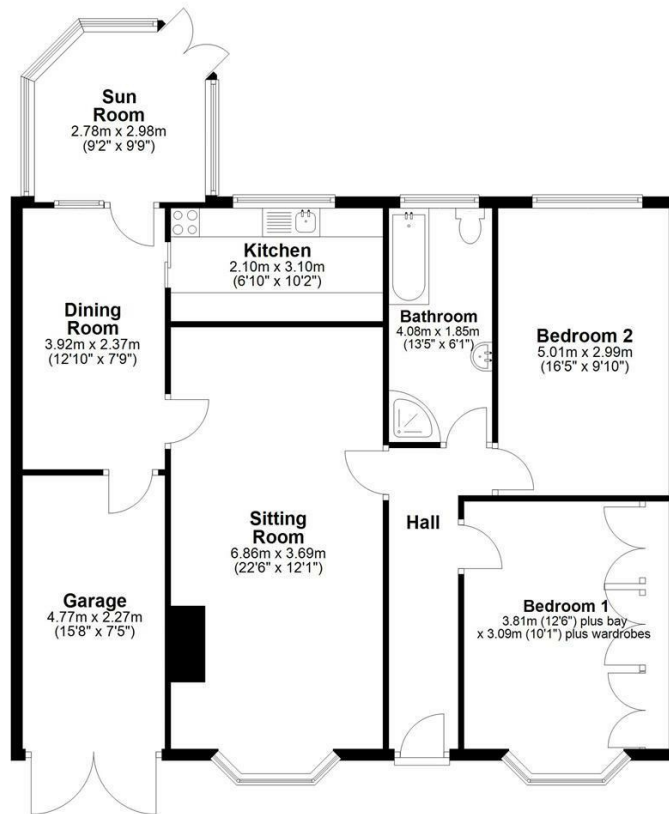
None of the electrical or gas appliances have been tested by the Agent.

#### COUNCIL TAX BAND

York City Council - Tax Band D.



## Ground Floor



Total area: approx. 109.2 sq. metres (1175.0 sq. feet)

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

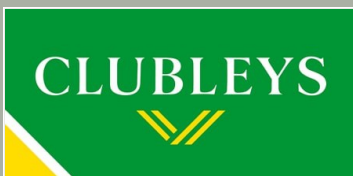
### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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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 | 59                      | 74        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.