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- ## Freehold Council Tax Band - D

This floor plan shows a 3-bedroom house with a living room, kitchen, dining room, study, and bathroom. The layout includes a large living room with a fireplace, a kitchen with a sink and stove, a dining room, a study, and a bathroom with a bathtub. The bedrooms are of varying sizes, and the house features a central hallway and a front porch.

Room	Dimensions (ft)	Dimensions (m)
Bedroom	13'8" x 9'2"	4.2m x 2.8m
Bedroom	8'10" x 7'10"	2.7m x 2.4m
Bedroom	12'6" x 12'2"	3.8m x 3.7m
Study	9'2" x 7'8"	2.8m x 2.3m
Bathroom	10'6" x 7'7"	3.2m x 2.3m
Dining Room	12'6" x 7'7"	3.8m x 2.3m
Kitchen	14'9" x 9'2"	4.5m x 2.8m
Living Room	19'0" x 11'0"	5.8m x 3.4m

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



Curlew Glebe
Dunnington, York
YO19 5PQ

Offers Over £350,000

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Nestled within the highly sought after village of Dunnington, just east of York, is this charming detached bungalow. Positioned on a leafy, private corner plot and set back from the road, this beautifully situated home offers a rare opportunity in one of the area's most desirable locations. Dunnington is a picturesque village offering a wealth of amenities, including local shops, popular eateries, well-regarded schools, Tennis Club and convenient commuter links to York city centre and the train station.

Through the front vestibule, you are welcomed into a spacious and light-filled living room, bathed in natural daylight from multiple windows on dual aspects. This inviting space is ideal for relaxing and features a traditional cast iron and tiled gas coal-effect fireplace as its charming focal point. To the rear of the living room, a doorway leads to the kitchen and separate inner hallway. The kitchen boasts a range of cottage-style wall and base units, offering ample storage and generous worktop space. Just off the kitchen, a separate breakfast dining room provides the perfect setting for casual dining or entertaining.

From the inner hallway are four bedrooms. The primary bedroom, positioned to the rear, includes built-in wardrobes and view of the garden. A smaller bedroom, currently used as a study enjoys garden access via sliding patio doors. Two further well-proportioned bedrooms, set to the side and rear, offer peaceful garden outlooks. There is a generously appointed bathroom with a corner bath, dual sinks, WC, and separate shower. A handy additional WC is located near the front door and completes the accommodation.

