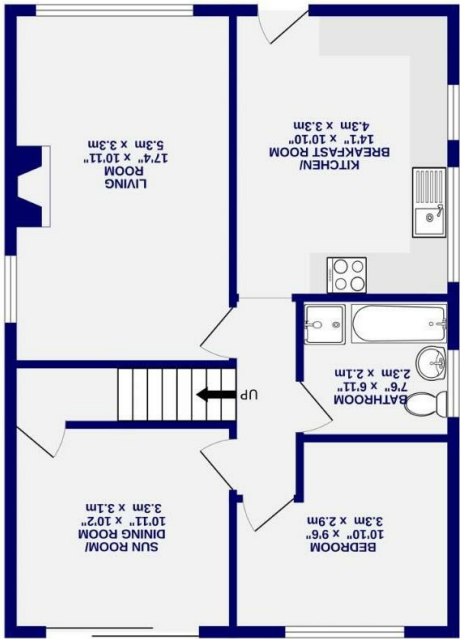




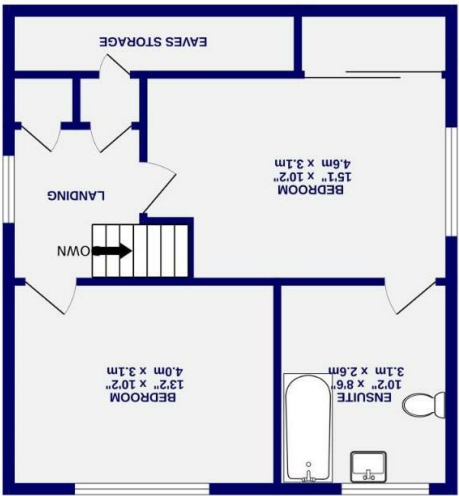
Eastfield Lane Dunnington, York YO19 5ND

Freehold
Council Tax Band - D

- Detached Dormer Bungalow
- Three Bedrooms
- Ground Floor Bedroom & Bathroom
- Two Reception Rooms
- Well Presented Throughout
- Popular Residential Location
- Garage & Driveway
- EPC E



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the dimensions will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Eastfield Lane
Dunnington, York
YO19 5ND

£400,000

 3  2

Located in the popular residential area of Dunnington, positioned to the east of York and just outside York's outer ring road, is this three bedroom dormer bungalow. Dunnington offers a wealth of local amenities, including shops and eateries, and is well placed for easy access to York city centre by bus or car.

Internally, this well presented property features a welcoming country style kitchen, comprising an array of cream units complemented by light worktops. In addition to the ample storage, the kitchen also includes a range of integrated appliances. The inner hallway leads to the living room, situated at the front of the property. Benefiting from a large window, this space is filled with natural light, highlighting the pretty wood burning stove with a floating oak shelf above.

To the rear of the property, there is a second reception room with patio doors leading out to the garden, as well as the first of three bedrooms. Completing the ground floor is a modern four piece bathroom and an understairs cupboard.

Upstairs, the landing provides access to the master bedroom, which boasts a generous three piece ensuite and built in wardrobe space. There is a second bedroom overlooking the rear aspect, along with ample eaves storage accessed from the landing.

Set on a fantastic plot, the property enjoys a south facing rear garden, ideal for a range of buyers. Currently comprising patio, gravel, and flower bed areas, the garden is low maintenance as is, yet offers potential for further landscaping. To the rear of the property, there is a single garage with power, along with a long driveway providing ample off street parking. The front garden is well kept and adds further curb appeal.

In summary, this well presented and generously proportioned home is ready to move into. Sure to be popular with a range of buyers, early viewing is highly recommended.

Council Tax Band- D

