Ashtons

York Street, Dunnington, York, YO19 5QT

York Street
Dunnington, York
YO19 5QT

Offers Over £275,000

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Situated in the heart of the ever-popular village of Dunnington, this charming two-bedroom home enjoys a prime position on the village's main street, placing a wealth of local amenities right on the doorstep. From convenient village shops to the highly regarded Pattacakes Bakery and the welcoming local pub.

Internally, the property offers a characterful atmosphere throughout, having been beautifully maintained over the years while now presenting an exciting opportunity for modernisation. The ground floor begins with a generously sized lounge, where original beams add to the property's charming cottage feel. This leads through to a spacious inner hallway, large enough to comfortably accommodate a dining table. Off the hallway there is a downstairs WC and a large storage cupboard. The kitchen is also well-proportioned, offering plenty of cupboard space and excellent potential for updating to suit modern tastes.

Upstairs, the property continues to impress with two bedrooms. The principal bedroom benefits from fitted wardrobes and excellent floor space, while the second bedroom provides a comfortable and versatile room ideal for guests, a home office or additional storage. The bathroom has been immaculately maintained, though buyers may wish to modernise it in time.

Externally, the home truly stands out thanks to its substantial garden. Rare for properties of this type, the outdoor space offers enormous potential, whether for landscaping, entertaining areas, or even the possibility of additional accommodation such as an annexe, subject to the necessary planning permissions. There is also a shared right of access across the rear for the row of four properties.

Offered to the market with no onward chain, this delightful property presents a fantastic opportunity for buyers seeking a characterful village home ready to be updated and made their own.

York Street
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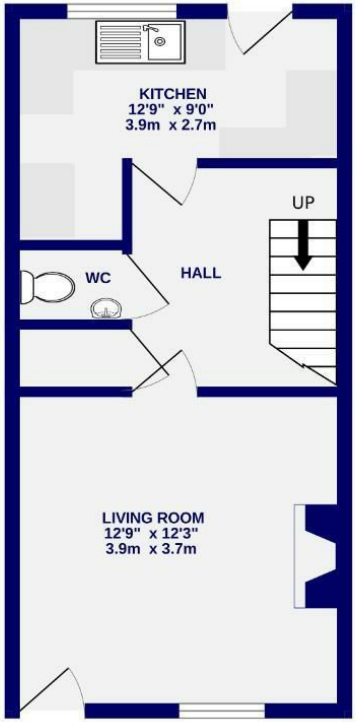
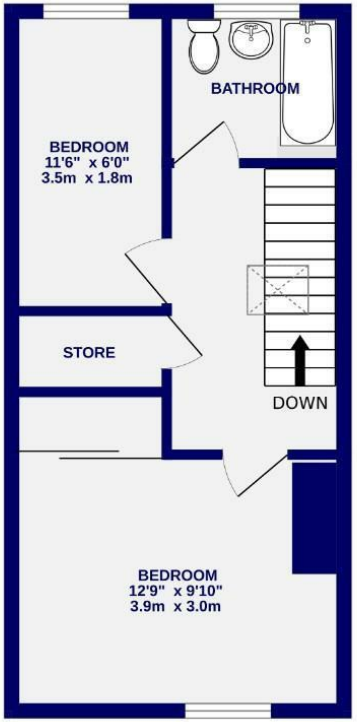
Freehold
Council Tax Band - B

- Offered With No Onward Chain
- Large Garden
- Popular Village Location
- Downstairs WC & Upstairs Bathroom
- Exciting Opportunity To Update
- On-Street Parking
- Close To All Amenities
- EPC - TBC

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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