



Water Lane Dunnington, York YO19 5NP

£325,000



£10,000 allowance towards deposit

Located in one of the most sought-after villages to the east of York, this attractive three bedroom home makes an ideal starter family property, enjoying a recently refitted kitchen along with the benefits of a garden, garage and off-street parking.

The property is entered via a welcoming front porch which opens into a bright and comfortable sitting room, featuring a characterful fireplace with decorative tiled surround, fitted bookcase with storage and a large front-facing window that allows plenty of natural light to flood the space. A second reception room provides a lovely dining area to the rear, with tiled flooring, garden views and ample room for a family dining table.

The kitchen is positioned to the rear of the home and has been stylishly updated with dark blue wall and base units, complemented by quartz-effect worktops and tiled splashbacks. Integrated appliances include an oven, gas hob with extractor hood, NEFF dishwasher and sunken sink with traditional mixer tap, with additional space for further appliances and the benefit of a useful pantry cupboard. The tiled floor flows seamlessly through the kitchen and dining room, and there is direct access out to the rear garden, as well as a door leading to the staircase. A downstairs WC completes the ground floor accommodation.

To the first floor are three bedrooms and a family bathroom. The principal bedroom is positioned to the front of the house and offers a generous double room, enhanced by a sloping ceiling and exposed beam which adds a real sense of charm. Two further bedrooms provide versatile spaces, ideal for children, guests or a home office, with one benefitting from a Velux window bringing in excellent natural light. The family bathroom is finished in neutral tiling and comprises a three-piece suite including a bath with shower over.





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Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- First Floor Bathroom & Ground Floor W.C
- Driveway Parking
- Garage
- Ideal Family Home
- Popular Village Setting
- EPC - C
- Offering £10,000 towards Deposit



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