



The Manor Beeches, Dunnington, York, YO19 5PX

- No Onward Chain • An attractive corner plot • Kitchen with two worktops and a utility area • Living room with an electric fire at its centre • Formal dining area • Three good sized bedrooms • Wet room • Detached garage with a workshop • Driveway and a courtyard • EPC = D

Guide Price £350,000

This desirable three bedroom detached bungalow occupies an attractive corner plot in one of Dunnington's most sought after locations, Manor Beeches. The village itself is perfectly located for quick access to the City of York and boasts a range of amenities including a school, pubs and shops. The property is offered to the market with No Onward Chain, so an early viewing is highly recommended to fully appreciate everything that it has to offer.

Approaching the property you will see that the primary garden is found to the front which is mainly laid to lawn with the addition of various mature trees and shrubs. There is a driveway to the side that leads to a detached single garage which has a workshop at its rear and two paths that go from the footpath to the front door. There is an enclosed courtyard in between the property and the garage which is secured via a cast iron side gate.

On entering you find yourself in a good sized porch with a worktop to one side and storage below. The kitchen is beyond and has been fitted with two worktops, one of which incorporates a stainless steel sink with drainer. There is a four ring halogen hob, freestanding fridge/freezer, a single oven and various storage cupboards. At the far end of the kitchen is a utility area where you will find the boiler and space for white goods.

The living room is a good size with dual aspect windows that allow natural light to flood the room as well as providing views over the garden. An electric fire with a stone hearth and timber surround can be found at the centre of the room, the perfect addition for the colder winter months. The dining room is off the kitchen and provides more than enough space for a good sized table with chairs.

There are three nicely proportioned bedrooms, one of which has a door that provides access to the rear courtyard. A wet room comprising shower, hand basin, low level w/c and chrome heated towel rail completes the lovely property.





AN ATTRACTIVE THREE BEDROOM BUNGALOW ON A DESIRABLE CORNER PLOT



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	82

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority York City Council

Services All mains services



Address: The Manor Beeches, Dunnington, York, North Yorkshire, YO19 5PX

Reference: 1815



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Ground Floor

Approx. 113.9 sq. metres (1226.1 sq. feet)



Total area: approx. 113.9 sq. metres (1226.1 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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