

# David Moor



## 25 Petercroft Lane Dunnington, York, YO19 5NA

- Detached Bungalow
- PVC double glazing
- Good sized gardens
- Inspection recommended
- Three Bedrooms
- Cavity wall and loft insulation
- Driveway to detached garage
- Gas central heating
- Well maintained throughout
- Close to village amenities

**£335,000**

# 25 Petercroft Lane

## Dunnington, York, YO19 5NA



A very well maintained three bedroom detached bungalow in the sought after village of Dunnington situated on a good sized plot in this sought after residential area.

The property is well decorated with modern fittings and benefits from Gas central heating, PVC double glazing, cavity wall and loft insulation. The spacious accommodation includes, entrance hall, living/dining room, kitchen, three bedrooms and bath/WC. Externally there are gardens to front and rear a driveway provides parking and leads to the detached garage.

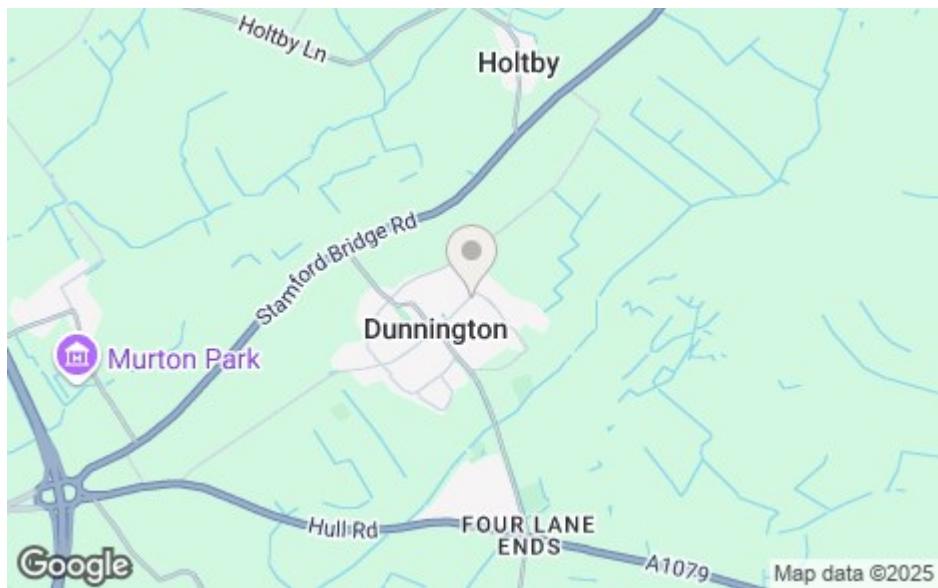
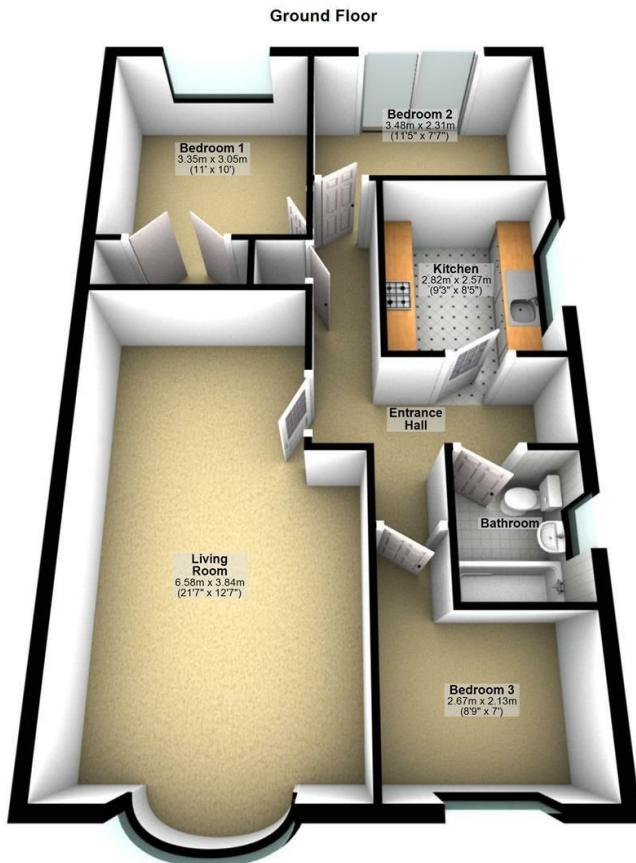
Dunnington is a well-regarded village offering a strong sense of community and a fantastic range of local amenities, including shops, a post office, a doctor's surgery, and a selection of pubs and cafes. For families, there is a highly regarded primary school, while excellent transport links make commuting to York and beyond simple, whether by car or public transport. The surrounding countryside provides scenic walking and cycling routes, perfect for those who enjoy the outdoors.

Sure to appeal to a wide range of buyers, early viewing is highly recommended.

<b>Viewing</b>	<b>Bathroom</b>
<b>Entrance hall</b>	<b>Outside</b>
<b>Living/Dining room</b>	<b>Disclaimer</b>
21'7" x 12'7" to 10' (6.58m" x 3.84m" to 3.05m)	<b>Information</b>
<b>Kitchen</b>	
9'3" x 8'5" (2.82m" x 2.57m")	
<b>Bedroom 1</b>	
11' x 10' plus wardrobes (3.35m x 3.05m plus wardrobes)	
<b>Bedroom 2</b>	
11'5" x 7'7" (3.48m" x 2.31m")	
<b>Bedroom 3</b>	
8'9" x 7' plus door recess (2.67m" x 2.13m plus door recess)	



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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		
England & Wales	EU Directive 2002/91/EC	