



Common Road, York

- NO ONWARD CHAIN
- APPROXIMATELY 1700 SQ.FT OF LIVING SPACE
- EXCELLENT LOCAL FACILITIES
- SINGLE GARAGE
- COUNCIL TAX BAND E

- FIVE DOUBLE BEDROOMED TOWNHOUSE
- CONSERVATORY
- CITY OF YORK APPROXIMATELY FOUR MILES
- SOUGHT AFTER VILLAGE LOCATION
- EPC RATING D

Guide Price £475,000

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HERE TO GET *you* THERE

Common Road, York

DESCRIPTION

NO ONWARD CHAIN!

Situated in the heart of the sought after and picturesque village of Dunnington is this attractive five double bed roomed family residence. The well designed and spacious town house has accommodation arranged over three floors and versatile internal living space of approximately 1700 sq. ft. The property is sold with no onward chain and an early viewing is strongly recommended. The village of Dunnington is conveniently located approximately four miles to the East of York. The village has a thriving community with sports club catering for, cricket, football, tennis and bowls, there are a good range of shop including café, post office, supermarket and bakers. There is also a doctor's surgery and chemist, two local primary schools and within the catchment of Fulford school. Dunnington is surrounded by beautiful countryside where there are breath-taking walks in Hagg Wood.

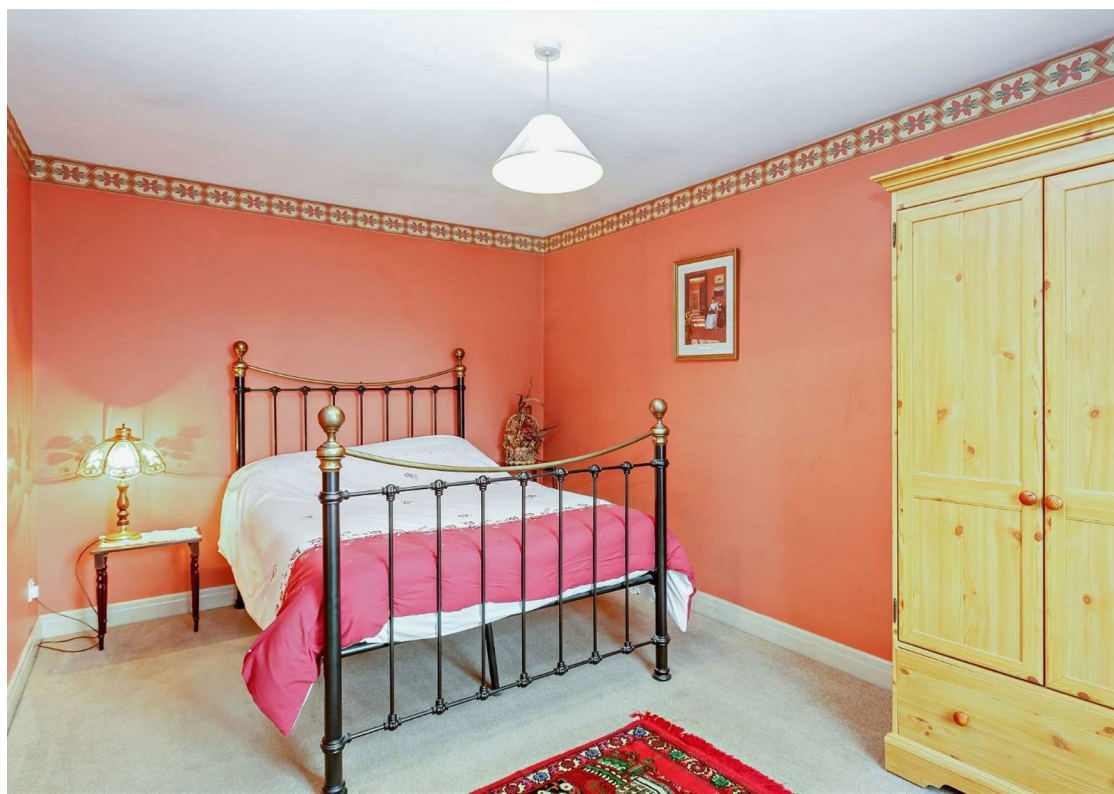
The accommodation which benefits from gas fired central heating and UPVC double glazing briefly comprises, rain porch, entrance hall, lounge with bay window to front, flame coal effect gas fire with tiled inset and hearth, ornate dark wood surround, dining room with double doors to conservatory with ceramic tiled floor and French doors to rear garden, kitchen with fitted base and wall units in a white finish, plumbing for washing machine and dish washer.

From the hallway, stairs to first floor galleried landing with built in airing cupboard, Bedrooms one and two have fitted furniture including wardrobes and vanity units, bedroom three, bedroom four. Four-piece house bathroom. Further stairs lead to second floor galleried landing with under eaves storage cupboards, bedroom five with under eaves storage cupboard.

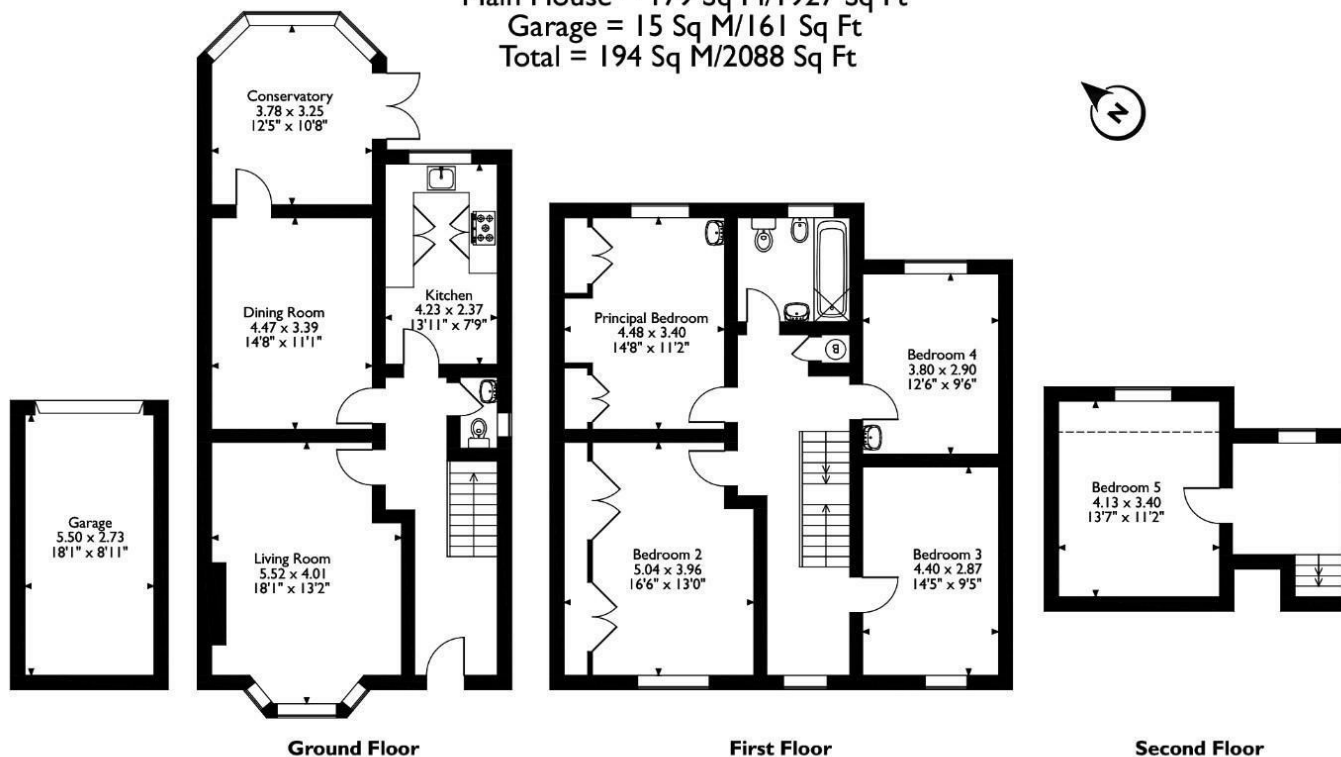
Outside is an open plan garden to front, a block paved driveway takes you through an archway to the rear where there is a single garage and rear enclosed garden with pedestrian access at the side.

This is a Freehold property. Council Tax Band E.





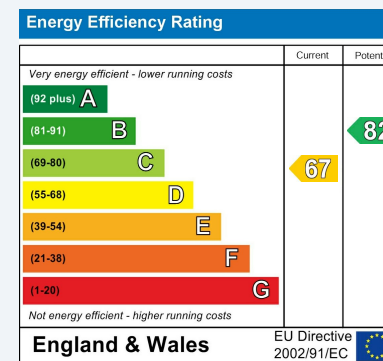
Chicory Lodge, Common Road Dunnington, York
 Approximate Gross Internal Area
 Main House = 179 Sq M/1927 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 194 Sq M/2088 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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