



Common Road, Dunnington, York Offers Over £375,000

**** MASTER & GUEST SUITES **** ** VIDEO TOUR AVAILABLE **

A comprehensively upgraded and architecturally redesigned 3 storey period town house featuring a stunning living kitchen, gated access and original period features.



Accommodation

A comprehensively re-designed end townhouse which has been renovated and upgraded to the highest specification. The property occupies a choice corner plot position on the edge of Common Road and York Street, within the heart of one of the regions most sought-after village locations.

The property is accessed through a double-glazed entrance door into a spacious reception hall with feature staircase leading to the first floor accommodation with staircase tread lighting. The entrance hall includes a radiator and recessed downlighting.

The principal reception room is a spacious lounge located at the front of the property having a feature bay window to the front elevation with uPVC framed double glazed sash casements. There is a floor mounted wood burning cast iron stove with an oak surround and mantle. The lounge includes a high level television aerial point, recessed ceiling downlighters, coved cornices and two separate radiators.



Without doubt the outstanding room of the property is the stunning dining kitchen located at the rear creating the ideal family environment. The kitchen includes a modern range of built in base units to three sides with quartz worktops over incorporating a Belfast sink unit. There is an additional range of matching high level storage and display cupboards with quartz splashbacks. There is a rangemaster cooker, and Fisher and Paykel American style fridge freezer unit, both of which are available by separate negotiation. The kitchen includes a rangemaster extractor canopy and Smeg automatic dishwasher. uPVC framed double glazed bifold patio doors lead out onto rear garden beyond in addition to twin double glazed Velux rooflights, recessed ceiling downlighters, double radiator and fitted breakfast bar.

Crucially there is a separate utility room with kitchen matching storage cupboards, quartz worktop and inset ceramic sink unit. A Blomberg automatic washing machine and tumble dryer are both available by negotiation. The utility room houses the gas fired central heating boiler and includes recess ceiling downlighters, tiled flooring and a radiator.

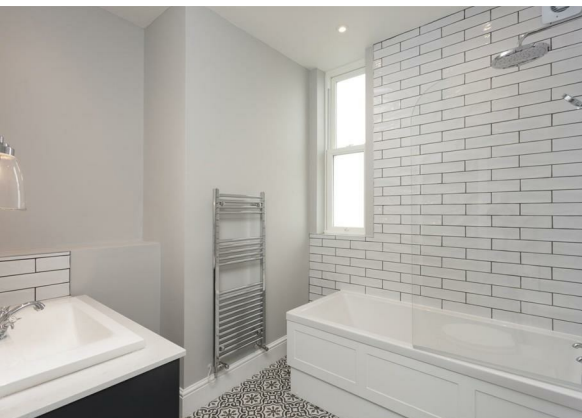


The ground floor accommodation is completed by a cloakroom, having a contemporary WC and wash hand basin with brick effect tile splashbacks. There is a heated chrome towel rail, recessed ceiling downlighters and feature tiled flooring.

The first floor landing separates the front and rear bedroom accommodation and includes a further staircase leading to the second floor accommodation.

The master bedroom is located at the front being a substantial double room with bay window to the front elevation and two separate radiators. There is a high level television aerial point as well as recessed ceiling downlighters. The master bedroom includes an en-suite shower room having a contemporary WC and wash hand basin set in a vanity surround. There is a corner shower cubicle with wall mounted Mira shower attachment and full height tile splashbacks. The en-suite includes a heated chrome towel rail, Explain extractor fan and tiled flooring.

Bedroom two, located at the rear is a further double bedroom, again with recessed ceiling downlighters, radiator and high level television aerial point.



The house bathroom has again been comprehensively upgraded, having a stunning three piece Victorian style suite comprising a low flush WC, wash hand basin set in a vanity surround with quartz worktop, an inset panelled bath with hand held and waterfall shower attachments, in addition to full height tile splashbacks. There is an Explain extractor fan, heated chrome towel rail, recess ceiling downlighters, radiator and feature tile flooring.

The second floor bedroom has been creatively designed to create a spacious double room and yet has retained a wealth of its original period features. The bedroom includes two double radiators, floor and ceiling lighting, a mounted television aerial point and built in double fronted wardrobe with additional eaves storage accommodation. The guest bedroom includes a second en-suite shower room, having a contemporary WC, circular wash hand basin and wall mounted Mira power shower unit with full height tile splashbacks. There is an Explain extractor fan, ceiling downlighters, heated chrome towel rail, fitted shaving socket and tiled flooring.

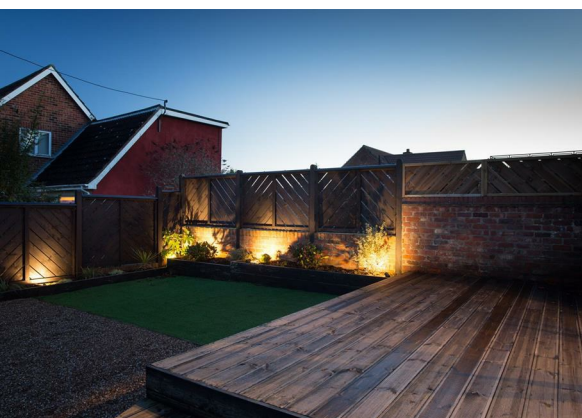
To The Outside

The property looks out directly onto York Street and Common Road having a forecourted gravelled side garden with raised and stepped access into the property.

The property's rear garden has been expertly landscaped to provide low maintenance outside accommodation which is private and enclosed to all sides by fenced boundaries. Immediately adjoining the rear elevation is a raised and decked sun patio, providing ample space for free standing garden furniture. Centrally the property enjoys artificially laid grass with raised herbaceous side and rear borders.

Crucially, the property boasts off street parking for two motor vehicles with access directly off Common Road via a remote activated gated entrance.

The property is certain to be of interest to professional couples and young families and is crucially being offered for sale with no onward chain. An inspection of the internal and external accommodation is strongly recommended to appreciate the true quality of the accommodation on offer.



Common Road, Dunnington, York, YO19 5PN



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