22 Springbank Avenue, Dunnington, York, YO19 5PZ
Guide Price £260,000

- 3 Bedroom Semi-Detached House
  - Kitchen. Ground floor WC.
  - Attractive Gardens
  - EPC Rating: D
- Spacious Living Dining Room
  - 3 Good Sized Bedrooms. House Bathroom
  - Highly Sough After Village Location
- Large Conservatory
  - Garage + Off Road Parking Provision
  - Fulford School Catchment

Dunnington | 01904 489906
16 York Street, Dunnington, YO19 5PN

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A deceptively spacious property likely to appeal to a wide range of buyers with attractive gardens and garaging.

Entrance Hall
Approached via a uPVC panelled front entrance door with tall glazed window to one side. Staircase to first floor accommodation. Door to:

Living Dining Room

A noticeably light and spacious room extending the full property depth. Coal effect gas fireplace set on a tiled hearth with matching inner and pine mantle surround. Window to the front elevation. Sliding French doors and step down to the conservatory. Separate door to the kitchen.

Conservatory

A side elevation door provides patio and garden access.

Kitchen

Fitted with a range of wall and base units with worktops incorporating a single Belfast style sink unit. Four ring ceramic hob with canopy over. Integral electric oven and grill. Space and plumbing for automatic washing machine and slim line dishwasher. Cupboard housing tall standing fridge freezer. Wall mounted gas fired central heating boiler. A composite stable door provides side access. Door to cloakroom.

Cloakroom

Under stairs cloakroom includes coats hanging area comprising low flush WC and wall mounted wash basin with tiling to splashbacks. Laminate wood effect flooring.

First Floor
A staircase leads up from the entrance hall to a first floor landing. Access hatch to loft space.

Bedroom 1

Double bedroom with rear elevation window enjoying garden views. Side elevation window. Fitted wardrobe. airing cupboard with fitted shelves.

Bedroom 2
Double bedroom. Front elevation window. Storage cupboard.

Bedroom 3
A good sized third bedroom with rear elevation window enjoying garden views.

House Bathroom

Four piece suite comprising quadrant shower cubicle with sliding doors housing a wall mounted electric Mira shower. Panel enclosed bath. Pedestal wash basin. Low level WC. Fully tiled surround (shower only), half tiled surround thereafter. Rear elevation window.
From York proceed out of the city along Lawrence Street continuing onto the Hull Road. At the Grimston Bar roundabout take the second exit onto the A166 Bridlington Road. After approximately 1 mile take the right turn signpost to Dunnington into Church Balk. Take the first right hand turn into Springbank Avenue and the property can be found after a short distance on the left hand side.

**Draft Particulars**
These draft particulars have not yet been approved by our vendor. As such, the content should not be relied upon as statement of fact, and we would recommend that approved details should be obtained before a commitment to purchase is made.

Approached via a good sized block paved driveway providing ample off road parking provision leading up to an attached garage. There is a front lawn surrounded by well stocked decorative borders with timber gate and side pathway leading to a lovely rear lawned garden enclosed by timber fenced boundaries flanked by attractive borders. Immediately to the rear of the property is a paved patio providing ample space for table and chairs. Feature pond. Outside water tap.

**Garden**

**Garage**
Up and over door. Electric power and lighting. Side elevation window.

**General Remarks**
The vendor advises the property benefits from:
* gas fired central heating
* uPVC double glazed windows

**Location**
The village has an excellent range of local shops and services including doctor's surgery, well regarded Primary School, pub, butchers, two hairdressers, bakers, Post Office, multi-sports club including football, cricket, tennis, squash and gym clubs. It also falls within both Fulford school and Archbishop Holgate's secondary school catchment. There are excellent sporting facilities including cricket, football, tennis, squash and gym clubs. There is a regular bus service operating from the village to the city centre and surrounding areas. There are also popular local village walks in Hagg Wood.
IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.

2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.

4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.

5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.