CLUBLEYS City

South View, Hull Road,
York, Dunnington, YO19 5LP
£525,000







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ABOUT THE PROPERTY

Offering generous and versatile accommodation, South View is a 3/4-bedroom detached bungalow with convenient access into the City of York. Dating from approximately 1930, this traditional double-fronted home has been substantially extended over the years, and recently refurbished by its current owners.

The entrance hall retains its original tiled flooring and leads to a welcoming sitting room, which could also be used as a fourth bedroom. There are three further double bedrooms, including a principal bedroom with en-suite shower room, together with a newly fitted family bathroom. At the heart of the home is the impressive open-plan kitchen and living area, created by opening up the former dining room and living room. The result is a spacious, sociable setting, centred around a fabulous kitchen and offering ample room for everyday living and entertaining. The former kitchen has been transformed as a practical boot room/utility. Electrical improvements have also been carried out during the current owners.

Outside, a gated front garden is mainly laid to lawn and framed by mature shrub borders. There is ample off-road parking for several vehicles, along with a vehicle charging point. The large, private rear garden is also mainly laid to lawn and features a generous decked seating area, ideal for outdoor dining and entertaining. An impressive summer house, with wall and floor units, power and lighting, offers versatile additional space.

The property is stated to be within the catchment for Fulford School and Archbishop Holgate's School.

A viewing is strongly recommended to appreciate the space, layout and improvements on offer.















CLUBLEYS City

Tenure: Freehold
City of York Council
Band: C

THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL
8.24 x 1.73 (27'0" x 5'8")
Front entrance door.
Original tiled floor, access to loft, 2x radiators.

SITTING ROOM / BEDROOM
3.71 x 3.67 + bay (12'2" x 12'0" + bay)
Bay window to front with window seat.
Original fireplace, radiator.

BEDROOM ONE
3.23 x 3.60 + door recess (10'7" x 11'9" + door recess)
French doors to rear garden.
Radiator.

EN SUITE SHOWER ROOM
2.21m x 1.75m (7'3" x 5'8")
Window to side.
Suite comprising low flush WC, pedestal hand basin and shower cubicle. Part tiled walls, extractor fan and radiator.

BEDROOM TWO
3.70 x 3.60 + bay (12'1" x 11'9" + bay)
Bay window to front with window seat.
Radiator.

BEDROOM THREE
3.67m x 3.65m (12'0" x 11'11")
Window to side.
Radiator.

FAMILY BATHROOM
3.77 x 1.73 (12'4" x 5'8")
Window to rear.
Suite comprising low flush WC and wash hand basin set in vanity unit, bath with shower over. Part tiled walls and chrome ladder style radiator.

KITCHEN
5.11 x 2.91 (16'9" x 9'6")
Window to rear.
Wall and base units comprising working surfaces, plinth heater, integrated appliances with eye level oven, microwave, hob with extractor fan over, dishwasher and fridge freezer.

LIVING AREA
6.71 max x 5.23 max (22'0" max x 17'1" max)
2x windows to front, bi folding doors to rear.
3 radiators.

BOOT ROOM / UTILITY
3.65 x 2.99 (11'11" x 9'9")
Door and window to side.
Wall and base units, sink unit, space for washing machine and tumble dryer.

OUTSIDE
Externally, the property offers ample off road parking for several vehicles and an electric vehicle charging point. The front garden is mainly laid to lawn with mature shrub borders and secured with a gate. To the rear there is a large private garden which is again mainly laid to lawn, with a large decked seating area ideal for entertaining and al fresco dining and an amazing summer house / log cabin which offers versatility for many uses having benefit of wall and floor units, power and light.

ADDITIONAL INFORMATION

SERVICES
Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES
None of the appliances have been tested by the Agents.

TENURE / COUNCIL TAX BANDING
The property is Freehold. City of York Council - Band C.







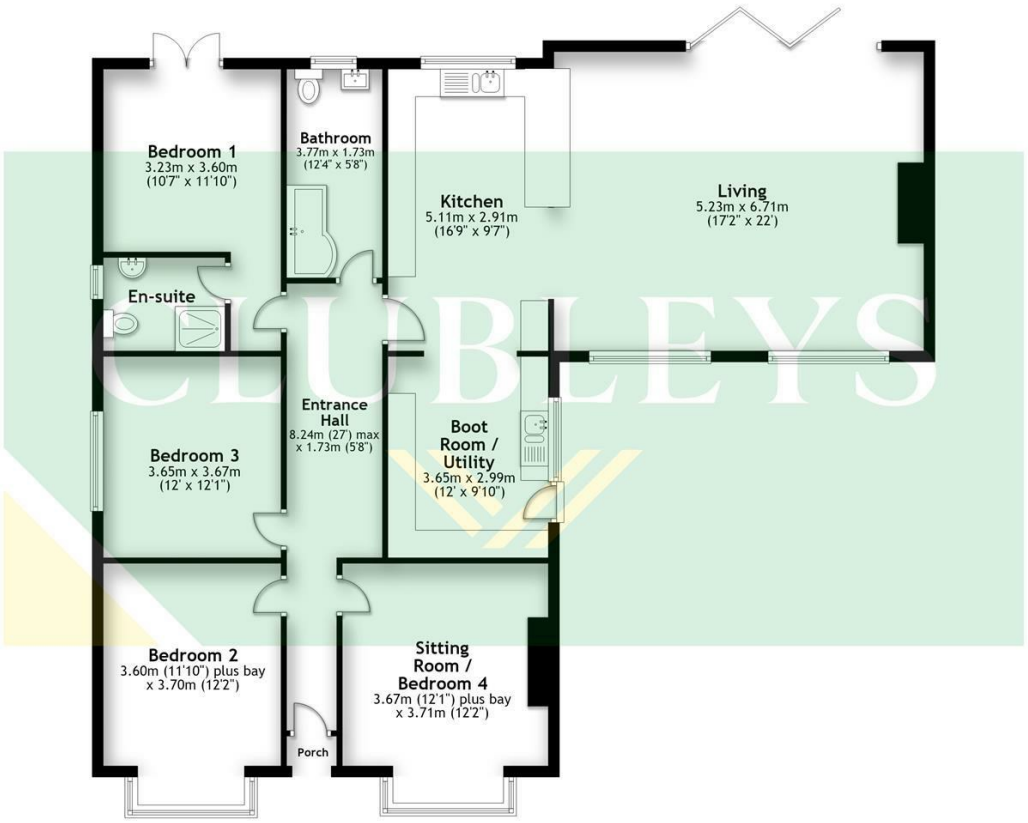






Ground Floor

Approx. 140.3 sq. metres (1510.4 sq. feet)



Total area: approx. 140.3 sq. metres (1510.4 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

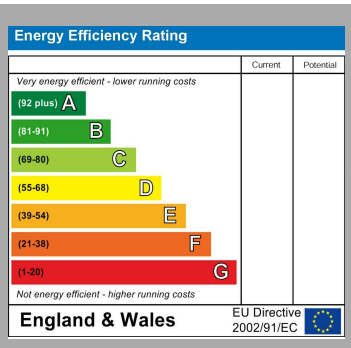
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS City

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AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.