



HUDSON
MOODY

11 Deerstone Way, Dunnington, York YO19 5RB



A BEAUTIFULLY PRESENTED EXTENDED home enjoying SUPERB OPEN PLAN kitchen diner/family room, complimented by private gardens. Located in the highly regarded village of Dunnington with excellent local schools and amenities and with easy reach of the City of York.

A front entrance door leads into an entrance hall from which all the ground floor rooms are accessed. There is a noticeably light living room with bay window and decorative fireplace set on a granite hearth with double glass panelled doors leading through to the adjacent family room. To the rear of the property is a stunning open plan 'U' shaped kitchen diner family room; an ideal sociable living space enjoying garden views. The kitchen is fitted with white gloss units incorporating Neff double oven, Neff gas hob and extractor, plus American style fridge freezer. French doors from the dining area provide garden access. Off the kitchen is a useful utility room including separate access to the garden and garage store room. Coats cupboard. Ground floor WC.

To the first floor are 3 good sized bedrooms. The main bedroom enjoys wardrobes and dressing table and the second bedroom benefits from fitted wardrobes. There is a contemporary house bathroom including shower over the bath plus storage cupboard.

Outside a long paved drive flanked by gravel surround provides ample off road parking provision leading up to a garage store room. There are front and rear lawned gardens; the latter includes two paved patios enclosed by a combination of hedged and timber fenced boundaries. A side paved pathway incorporating timber gate links front and rear.

In summary, an opportunity to secure an attractive detached home within a highly popular village a short walk from both local shops and Hagg Wood walks.

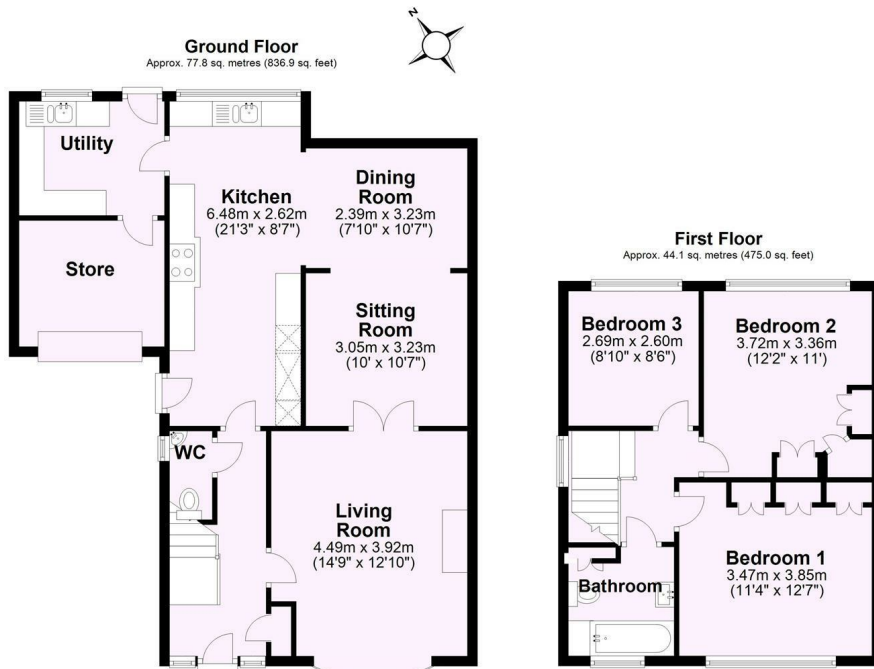


- 3 Bedroom Detached Property
- Stunning Kitchen Diner/Family Room Extension
- Living Room
- Contemporary Bathroom . Ground Floor WC
- Garage Storage
- Private Gardens
- EPC: D
- Call Hudson Moody to View

Guide Price £419,500

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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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			
		59	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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