



HUDSON
MOODY

Chicory Lodge Common Road, Dunnington, York YO19 5NG



An attractive & **INDIVIDUAL** three storey townhouse, situated in a central village location. Conveniently offered with **NO ONWARD CHAIN**.

A storm porch leads into a welcoming entrance hall with WC off, from which the main ground floor accommodation is accessed. The living room is generous in size and positioned to the front of the property, including large bay window and feature fireplace with ornate tiled surround. A fitted kitchen enjoys garden views which incorporates a range of units, including a cupboard housing a gas fired boiler; cooker with double oven and electric hob, space for washing machine, fridge and dishwasher. There is also a separate dining room with French doors providing access to a tile floored conservatory.

To the first floor are 4 double bedrooms, airing cupboard and house bathroom. Two of the bedrooms include fitted wardrobes and dressing tables. To the 2nd floor is an additional double bedroom plus eaves storage.

Outside a red brick block paved driveway leads to an under-croft beyond which is a single garage. Immediately to the rear of the property is a well kept courtyard style landscaped garden; designed for low maintenance, providing ample space for table and chairs. The garden is enclosed by a combination of low brick wall and fenced boundaries, flanked within by decorative borders. A timber side gate provides driveway access.

In summary a versatile property likely to appeal to a wide range of buyers.



- 5 Bedroom Townhouse
- 2 Reception Rooms. Ground Floor WC
- Kitchen
- Conservatory
- House Bathroom
- Landscaped Courtyard Garden. Garage
- Fulford School Catchment
- EPC: D. Council Tax: E
- No Onward Chain
- Call Hudson Moody to View

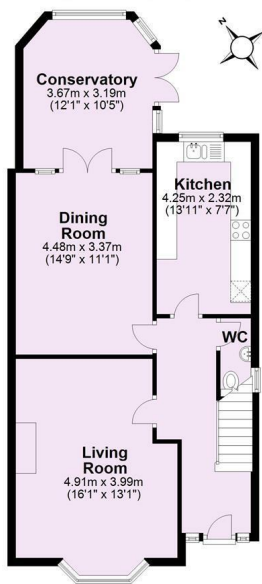
Guide Price £375,000

Tenure: Freehold



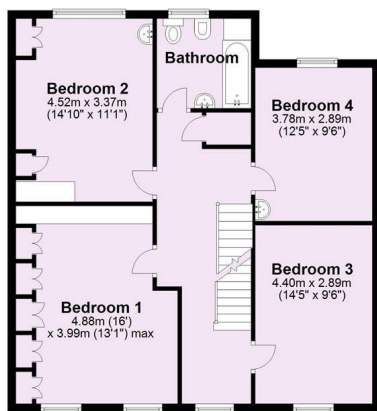
Ground Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



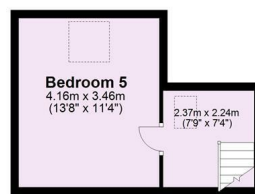
First Floor

Approx. 79.8 sq. metres (858.5 sq. feet)



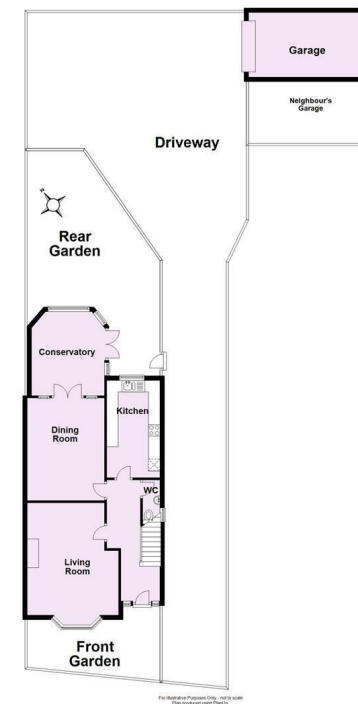
Second Floor

Approx. 19.9 sq. metres (214.7 sq. feet)



For illustrative Purposes Only - not to scale
Plan produced using PlanItUp.

Plot Layout



For illustrative Purposes Only - not to scale
Representations only.



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		
	67	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		
	70	71
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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