



HUDSON
MOODY

7 Holly Tree Croft, Dunnington, York YO19 5RG



An opportunity to modernise an EXTENDED Sawdon & Simpson home with attractive gardens. Well positioned; tucked away in a corner cul-de-sac within the highly regarded Dunnington village.

Accommodation comprises: Entrance Hall + Coats Cupboard -- WC -- Living Room -- Dining Room -- Kitchen. 1st Floor: 3 Double Bedrooms -- House Bathroom.

Outside: A hard-standing driveway provides ample off road parking provision leading up to an attached double garage with twin up and over doors. To the side and rear is a gently sloped, well proportioned garden separated by a range of conifer plants and paved pathways incorporating: vegetable patch with greenhouse, feature pond including water feature with rockery surround and timber storage shed. There is also a lawned area flanked by a Beech hedge. A timber side gate links front and rear.

In summary: a highly versatile property with potential to remodel and update located within a highly desirable village.

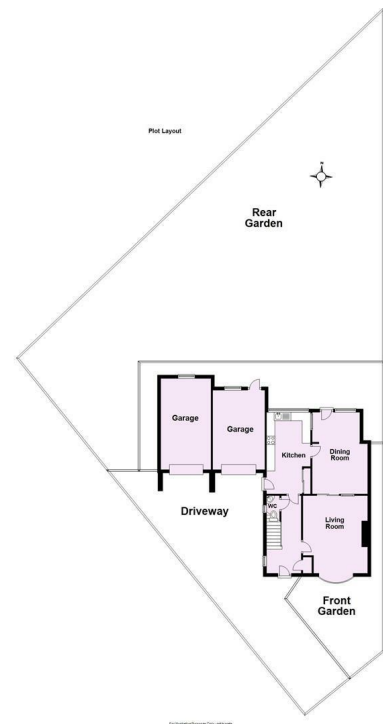
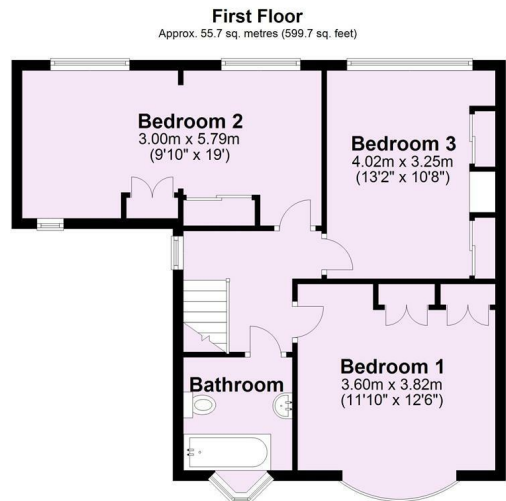
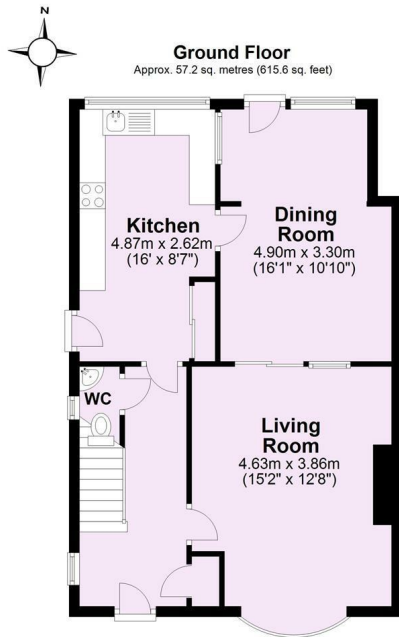


- Extended Property
- Opportunity to Modernise
- 3 Double Bedrooms
- Double Garage
- Good Sized Private Gardens
- No Onward Chain
- Fulford School Catchment
- Call Hudson Moody to View
- EPC: E

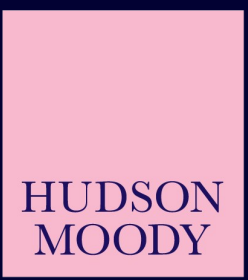
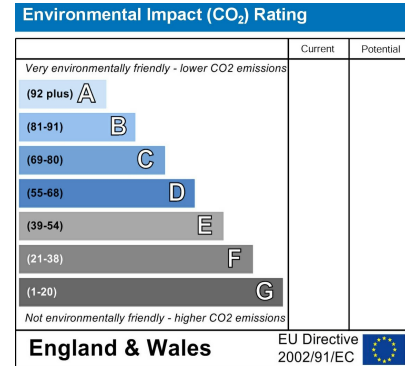
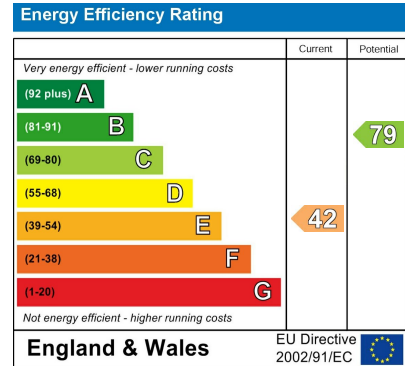
Guide Price £450,000

Tenure: Freehold





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



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.

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