



HUDSON
MOODY

9 Ox Calder Close, Dunnington, York YO19 5RJ



A well appointed Sawdon & Simpson home with **GENEROUS SIZED SOUTHWESTERLY FACING GARDENS**. Well positioned towards the end of an attractive cul-de-sac.

A welcoming sized side entrance hall sets the tone for this well proportioned family house from which all reception rooms are accessed. This includes to the front of the property a light and spacious living room including large bay window and feature gas fireplace set on a marble hearth. The kitchen breakfast room is fitted with a range of Shaker style units which enjoys rear garden views. Integral units include Neff oven, grill and microwave, plus induction hob with extractor over and dishwasher. A separate dining room with French doors provides rear patio access. Ground floor WC.

To the first floor are four good sized bedrooms and a modern house shower room. Two of the bedrooms benefit from fitted wardrobes.

Outside a long block paved driveway provides generous off road parking leading up to an attached double garage with electric roller style door. There is a front and good sized private lawned garden (linked via timber side gate), enclosed by a combination of hedged and fenced boundaries; flanked by decorative borders. Immediately to the rear of the property is an extensive timber decked patio incorporating table set on brick base ideal for alfresco style dining. Greenhouse.

In summary, a rare opportunity to purchase a property with lovely gardens and located within a very sought after village.

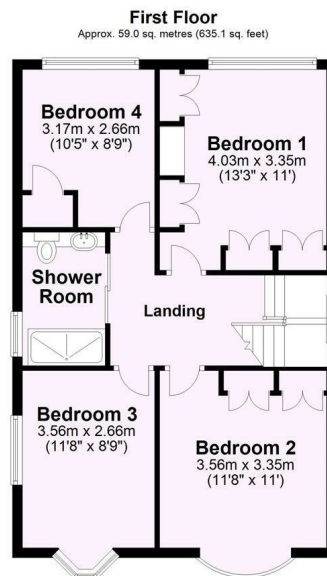
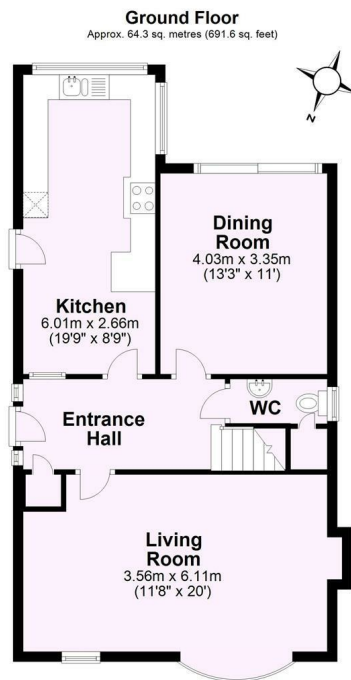


- 4 Bedroom Detached House
- Large Private Lawned Gardens
- Kitchen Breakfast Room
- Living + Dining Room
- Modern House Shower Room
- Integral Double Garage
- Fulford School Catchment
- EPC: C
- Solar Panels
- Call Hudson Moody to View

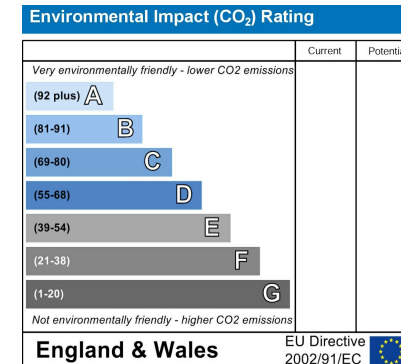
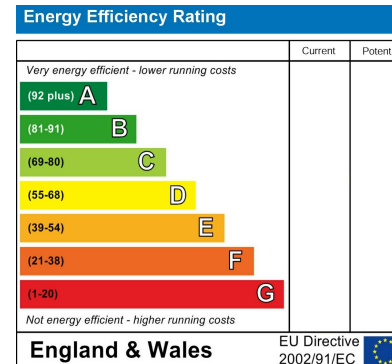
Guide Price £550,000

Tenure: Freehold





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Plan produced using PlanUp.



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