



HUDSON  
MOODY

60 Horsfield Way, Dunnington, York YO19 5RH





A substantial and well-presented 4 bedroom detached house, EXTENDED to provide spacious family accommodation. Complimented by lovely private gardens and is well positioned within Dunnington village.

Accommodation comprises: a welcoming entrance hall; bright and spacious kitchen diner which exudes natural light, incorporating a large box seat window. The impressive kitchen is fitted with Shaker style units. Integral units include: oven and grill, gas hob with extractor over and wine fridge. Ground floor WC. Under-stairs storage. To the rear of the property is a good sized living room enjoying garden views; beyond which is a rear lobby leading through to a lovely garden room incorporating French doors. This room is currently used as a music room but with the versatility to also be utilised as a family room. Integral garage access. An additional side door provides access to the front of the property.

To the first floor are four good sized bedrooms; the main bedroom enjoys an en-suite shower room plus walk-in wardrobe and house bathroom. Large walk-in airing cupboard.

Outside the property is approached via a double width driveway providing ample off road parking provision leading up to a single integral garage. To the front and rear are lawned gardens bordered by a combination of hedge, timber fenced and brick wall boundaries. There is an extensive Indian stone patio ideal for alfresco style dining flanked by decorative borders. Timber storage shed.

In summary, an opportunity to secure a well appointed home located within a highly popular village a short stroll away from both local shops and Hagg Wood walks.





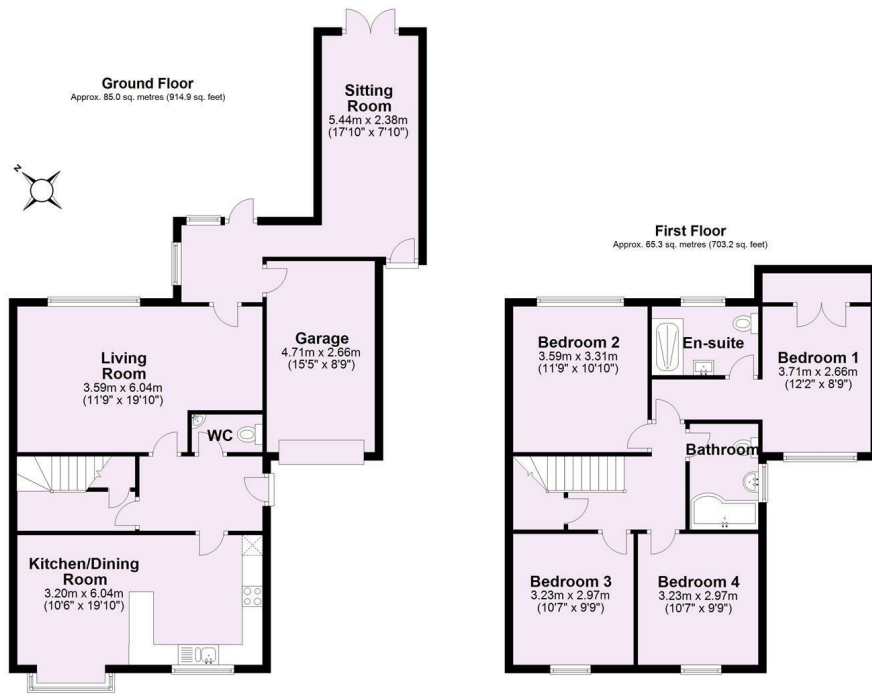
- 4 Bedroom Detached Family House
- Extended
- Kitchen Diner
- Living Room + Garden/Music Room
- En-Suite + House Bathroom
- Integral Garage
- Attractive Gardens
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View

**Price £500,000**

**Tenure: Freehold**



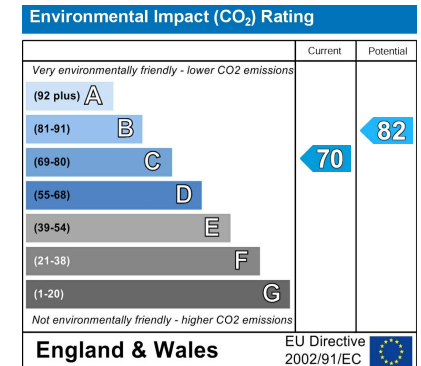
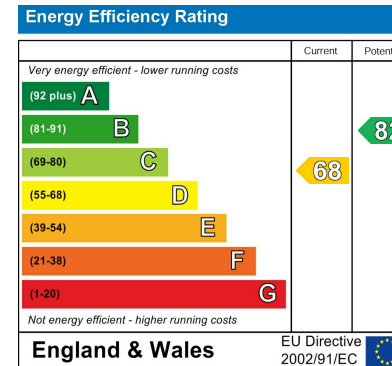




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#### IMPORTANT NOTICE

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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.
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