



HUDSON
MOODY

21 Spring Bank Avenue, Dunnington, York YO19 5PZ



A well presented property enjoying LOVELY GARDENS & garaging, complimented by COUNTRYSIDE VIEWS.

Accommodation comprises:

Entrance hall with WC off, leading into a good sized living room housing an electric wall mounted fireplace. Inner hall + under stairs storage. Bedroom 3/Office. There is a lovely open plan kitchen diner; ideal for sociable living enjoying garden views. The kitchen itself is fitted with a wide range of units including integral oven with Bosch induction hob and extractor over. French doors provide garden access. Side access to the driveway.

First Floor: Two double bedrooms both with fitted wardrobes and a large house bathroom which includes a double width walk-in shower and airing cupboard housing wall mounted Worcester gas fired boiler.

Outside: A long back paved driveway provides generous off road parking provision leading up to a detached garage with electric door. There are front and private rear lawned gardens with apple tree to the centre; enclosed by a combination of hedge and fenced boundaries; flanked within by well stocked decorative borders. Immediately to the rear of the property is an Indian stone paved patio.

In summary a versatile home; located within a highly popular village location that is likely to appeal to a wide range of buyers.

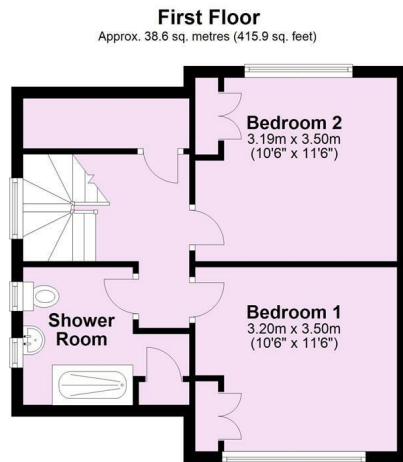
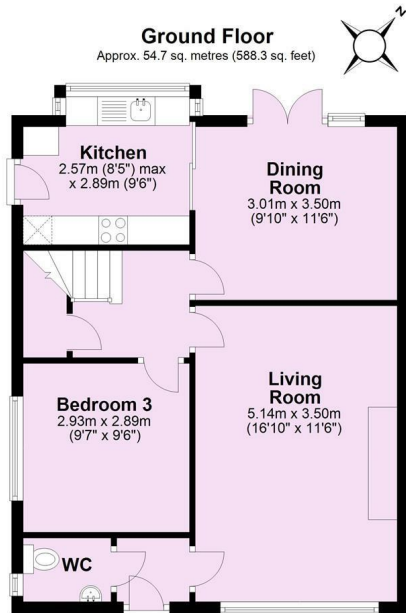


- 3 Bedroom Semi-Detached House
- Countryside Views
- Kitchen Diner. Living Room
- 3rd Bedroom/Office. Ground Floor WC
- Large House Bathroom
- Large Detached Garage + Off Road Parking
- Attractive Front + Rear Gardens. Patio
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View

Guide Price £325,000

Tenure: Freehold



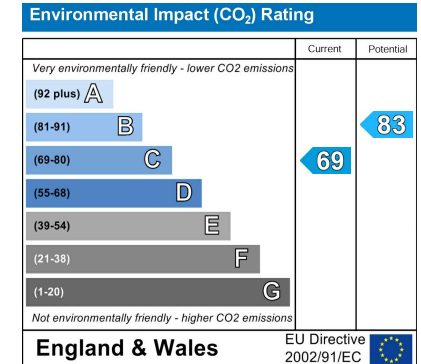
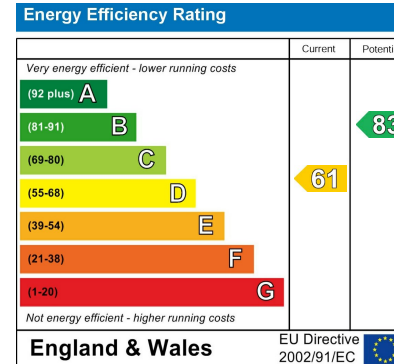


Total area: approx. 93.3 sq. metres (1004.2 sq. feet)

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



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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.
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