



HUDSON  
MOODY

10 Church Street, Dunnington, York YO19 5PW



A charming Grade II Listed mid terrace property enjoying **GENEROUS SIZED** lawned gardens. Conveniently offered with **NO ONWARD CHAIN**.

The property enjoys a wealth of character.

The front door opens into an entrance vestibule with step up into a pleasant living room with sash window to the front elevation; Oak engineered flooring and decorative fireplace standing on a stone hearth with brick mantle. To the rear of the property is a lovely open plan kitchen diner with continuation of the same flooring; housing range cooker with double oven and gas hob and butchers block style wood work tops. Beyond the kitchen is a rear lobby incorporating coats storage area and doorway providing garden access with house bathroom beyond which includes shower over the bath.

To the first floor there are two double bedrooms with the main bedroom enjoying lovely views towards the rear garden plus en-suite shower room.

Outside: The house is set back behind a private front garden; enclosed within a holly hedge with paved path leading to the front entrance door. To the rear is a lovely south westerly facing lawned garden enclosed by predominantly hedged boundaries; generous in size; with pathway and steps up leading from a rear patio. Two storage sheds.

In summary: a charming period cottage with delightful gardens situated in the heart of the highly regarded Dunnington village.



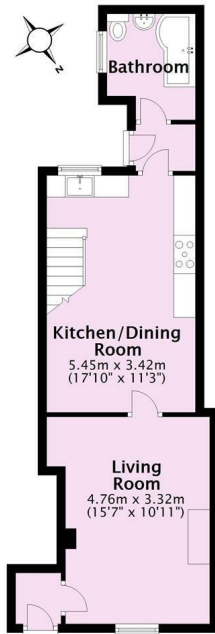
- Grade II Listed Period Property
- Living Room
- Kitchen Diner
- Ground Floor Bathroom. En-Suite
- Large Lawned Garden
- Fulford School Catchment
- No Onward Chain
- Call Hudson Moody to View

**Guide Price £260,000**

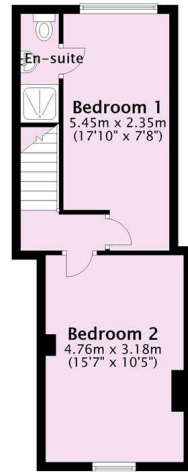
Tenure: Freehold



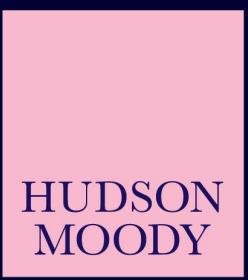
**Ground Floor**  
Approx. 43.0 sq. metres (462.4 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.9 sq. feet)



For illustrative Purposes Only – not to scale  
Plan produced using PlanIt.



**IMPORTANT NOTICE**

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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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