



HUDSON
MOODY

41 Eastfield Lane, Dunnington, York YO19 5ND



A FAMILY SIZED property enjoying VIEWS over open countryside. Complimented by SOUTHERLY FACING GARDENS and garaging. Conveniently offered with NO ONWARD CHAIN.

A welcoming sized entrance hall sets the tone for this well proportioned family house. Coats cupboard. WC. To the front of the property is a light and spacious living room with coal effect gas fireplace plus under stairs storage. To the rear is a pleasant kitchen breakfast room enjoying garden views with space for a table. Integral items include double oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher. A side door provides driveway access. Adjacent to the kitchen is a separate dining room with door providing rear patio access.

To the first floor are four good sized bedrooms. The rooms to the front enjoy pleasant views over open countryside and elevated rear views over village rooftops. House bathroom which includes shower over the bath.

Outside: a block paved sloped driveway provides off road parking leading up to an attached garage. To the front of the property is a landscaped garden incorporating rockery surrounded by attractively shaped borders and slate chippings. To the rear, the garden (approx 14 metres long by 10.5 metres wide) has been designed to form an extensive two tier patio terrace that spans the full property width with steps down to the lower level patio; ideal for alfresco style dining and flanked by well stocked shrubs and rose bushes, which are enclosed by a combination of hedge and fenced boundaries. A timber side gate link front and rear.

In summary, a family size home in a choice position within the highly popular village of Dunnington, offering both spacious and versatile living accommodation.

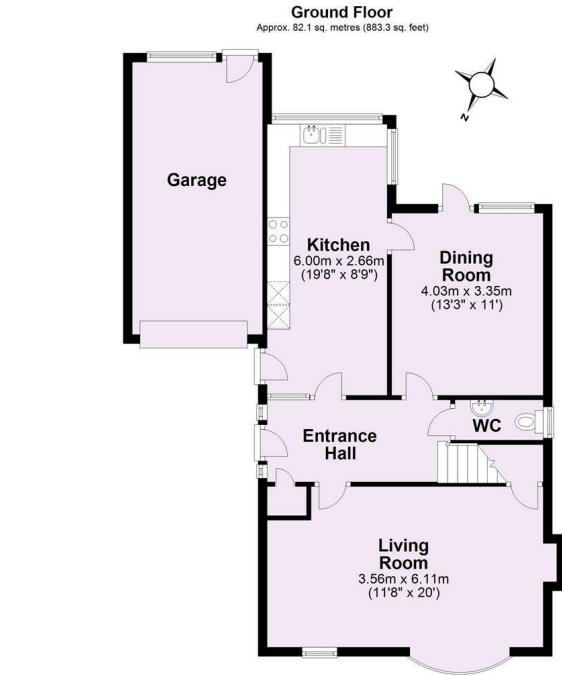


- 4 Bedroom Detached House
- Countryside Views
- South Easterly Facing Gardens
- Garage
- Kitchen Breakfast Room. 2 Reception Rooms
- Fulford School Catchment
- EPC: C
- No Onward Chain
- Call Hudson Moody to View

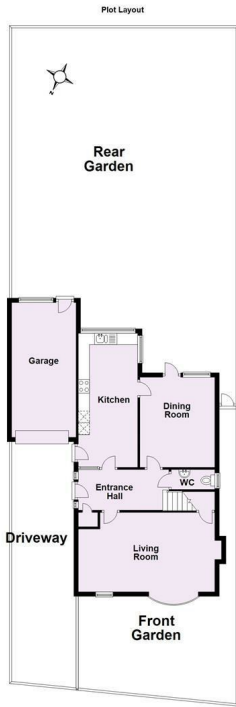
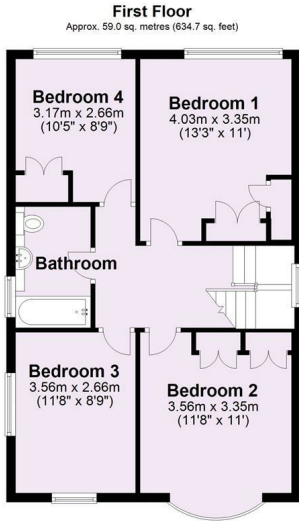
Guide Price £450,000

Tenure: Freehold

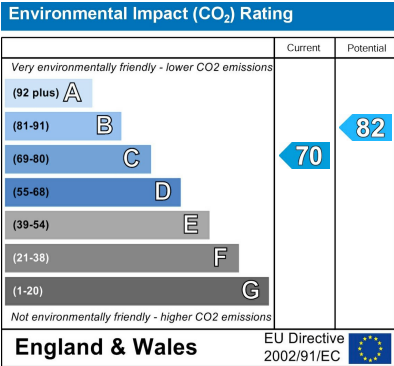
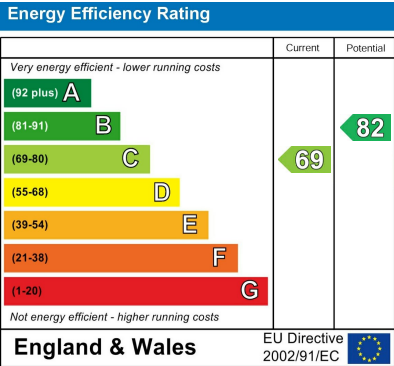




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Plan produced using PlanUp.



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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.

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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**16 York Street
Dunnington
YO19 5PN**

01904 489906