



HUDSON
MOODY

10 Water Lane, Dunnington, York YO19 5NR



A beautifully presented CHARACTER COTTAGE; positioned within an attractive road and highly popular village location. Complemented by attractive gardens and garaging.

Accommodation comprises: Living room with feature decorative fireplace set on a brick hearth with matching surround; newly fitted kitchen. Integral units include: oven, gas hob with extractor over plus tall standing fridge freezer and space for washing machine. Side access.

To the first floor are two bedrooms (one double and one single) both fitted with storage cupboards. There is also contemporary house bathroom which includes a roll top bath with hand held shower attachment.

Outside; set back from the property positioned behind a detached brick built single garage is a long lawned garden (approx 20 metres long by 4.5 metres wide) enclosed by fenced boundaries. Immediately to the rear of the garage is a paved patio with pagoda over. Summer house. Timber storage shed.

In summary: Pump Cottage is a lovely period cottage with delightful gardens situated a short stroll from the heart of the highly regarded Dunnington village and only (approx) 15 minute drive to York City centre.



- 2 Bedroom End Terrace
- Character Cottage
- Beautifully Presented
- Attractive Street
- Newly Fitted Kitchen & Bathroom
- Lovely Gardens
- Detached Garage
- EPC: D
- Call Hudson Moody to View

Guide Price £270,000

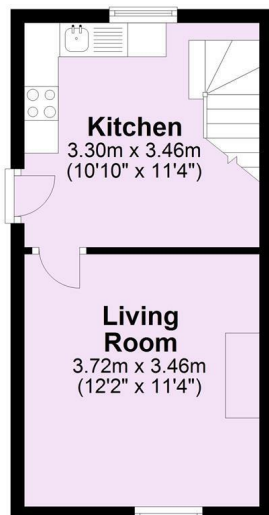
Tenure: Freehold





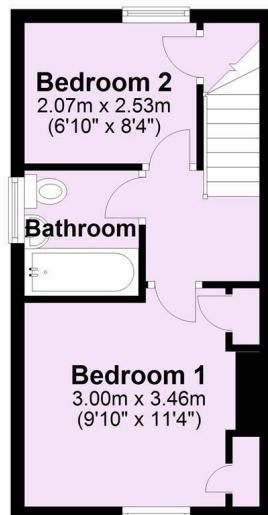
Ground Floor

Approx. 24.6 sq. metres (265.2 sq. feet)

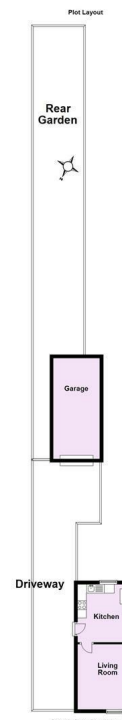


First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	
EU Directive 2002/91/EC		
England & Wales		

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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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