



HUDSON  
MOODY

19A Water Lane, Dunnington, York YO19 5NP





A superbly situated family sized four bedroom detached home tucked away off one of Dunnington's most attractive streets. This immaculately presented executive house offers well appointed accommodation, complimented by a long private gated drive, double garage and lawned gardens.

This impressive property was constructed in circa 1999, is well proportioned throughout and exudes natural light. Accommodation comprises: a welcoming entrance hallway with part galleried landing over, office, large living room with French doors providing rear garden views, contemporary WC, under-stairs storage cupboard, dining room and large 'L' shaped open plan kitchen breakfast room. The impressive kitchen is fitted with an extensive range of units including Quartz snowfall worktops and incorporates a Range style cooker including double oven with gas hob and extractor over. Integral items include: dishwasher, low level fridge and freezer. Tiled flooring. Adjacent to the kitchen is a useful utility room which includes side access.

To the first floor are 4 double bedrooms including Master bedroom with large en suite plus extensive fitted wardrobes and dressing table. There is also a large modern house bathroom including a separate walk in shower. There are further fitted wardrobes in one of the remaining bedrooms.

Externally to the front is a long timber gated block paved driveway flanked by a combination of walled and hedged boundaries, which also includes a detached double garage, providing extensive off street parking. To the rear of the property is a lawned garden enclosed by timber fenced boundaries. Immediately to the rear of the property is a paved patio with ample space for table and chairs. The block paving continues to both sides of the property linking front and rear.

In summary, an immaculately presented detached home with pleasant gardens in a superb location.





- 4 Bedroom Detached Property
- Approx 1852 Sq.ft
- Generous Sized Plot
- Extensive Private Gated Driveway
- Double Garage
- Fulford School Catchment
- Excellent Local Amenities
- EPC: C
- Call Hudson Moody to View

**Guide Price £699,500**

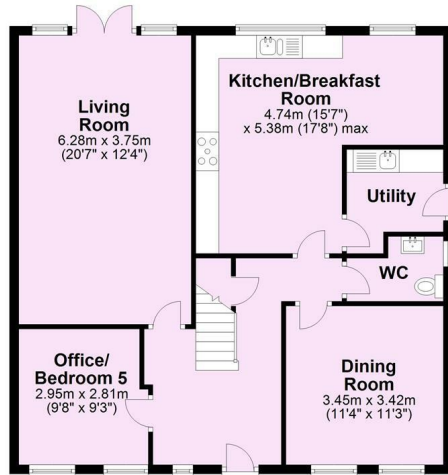
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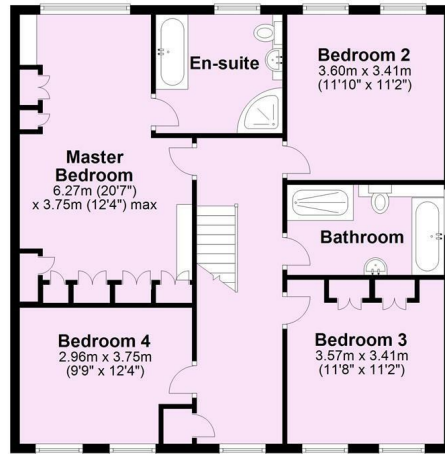




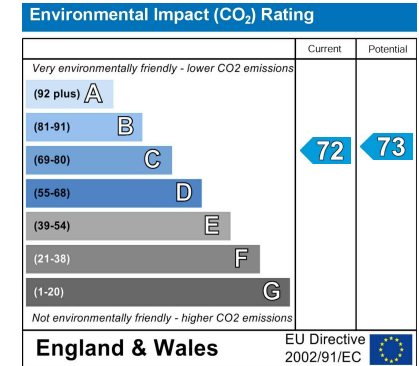
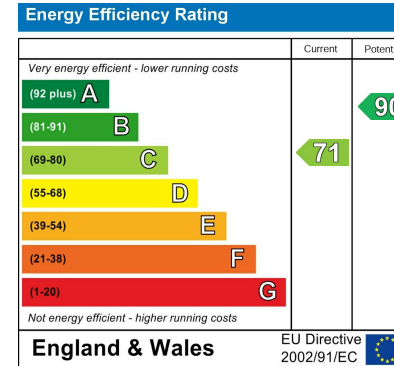
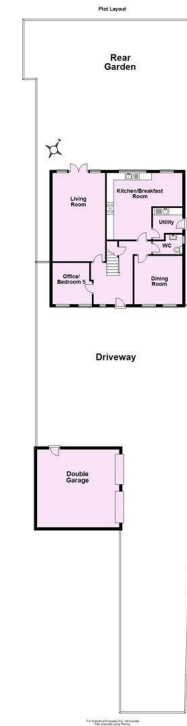
**Ground Floor**  
Approx. 86.1 sq. metres (926.3 sq. feet)



**First Floor**  
Approx. 86.1 sq. metres (926.3 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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