



HUDSON
MOODY

25 Spring Bank Avenue, Dunnington, York YO19 5PZ



A well presented property with ATTRACTIVE GARDENS and garaging; complimented by COUNTRYSIDE VIEWS.

Accommodation comprises:

Entrance hall with cupboard housing gas boiler ;with good sized living room beyond housing a coal effect gas fireplace with Limestone hearth and matching surround. Inner hall. Snug. 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 electric hob and extractor over. Side access to the driveway. Under-stairs storage.

First Floor: Three bedrooms and large modern house bathroom which includes a shower cubicle and separate corner bath.

Outside: A long back paved driveway provides generous off road parking provision leading up to a detached single garage. There are front and private rear lawned gardens; enclosed by a combination of hedge and fenced boundaries; flanked within by well stocked decorative borders with timber side gate linking front and rear. Immediately to the rear of the property is an extensive Indian stone paved patio ideal for alfresco style dining. Timber storage shed.

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

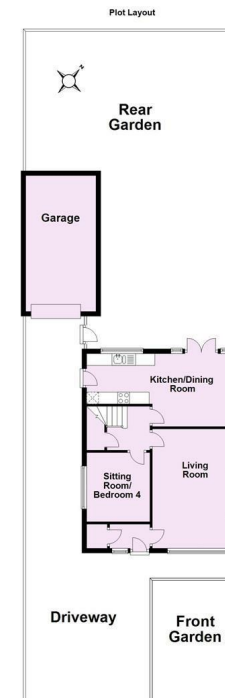
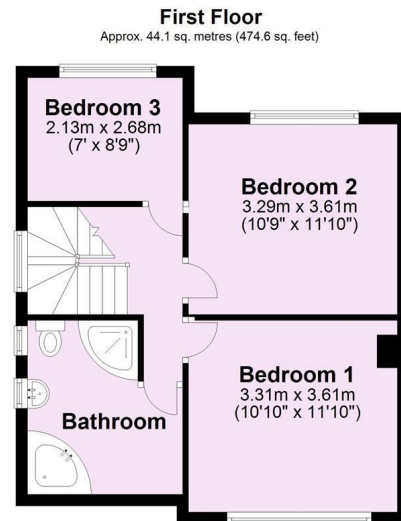
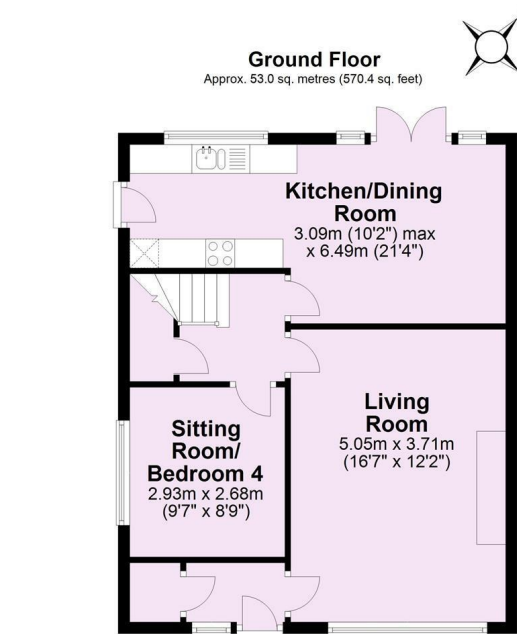


- 3 Bedroom Semi-Detached Property
- Private Gardens
- Views Over Open Countryside
- Kitchen Diner
- Living Room. Snug
- Garage + Generous Off Road Parking
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View

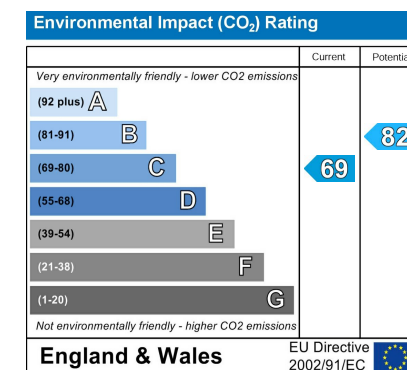
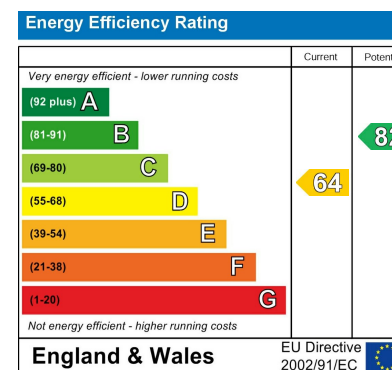
Guide Price £325,000

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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