



HUDSON  
MOODY

28 Owlwood Lane, Dunnington, York YO19 5PH



A detached bungalow located in a prime position close to local shops with private SOUTHEASTERLY facing rear gardens. Conveniently offered with NO ONWARD CHAIN.

The village offers an excellent range of local facilities including a good range of shops, a village school, pub and sports club and a regular bus service into the city of York.

A hallway with coats hanging area houses a gas fired boiler leading into a spacious living room including gas fireplace with a large window enjoying views over the front garden. To the side of the property is a generous sized kitchen with space for a breakfast seating area plus side access to the drive. An inner hall provides access to 3 bedrooms including main bedroom with fitted wardrobes, a shower room, separate WC and conservatory.

Adjacent to the bungalow is a single garage and driveway which provides ample off-street parking. To the front and rear of the property are attractive, established, private lawned gardens enclosed by a combination of beech hedge and timber fenced boundaries. Immediately to the rear of the property is a paved patio.

In summary: a well positioned bungalow with an opportunity to modernise situated within a highly popular village with excellent local amenities and access to the City of York.

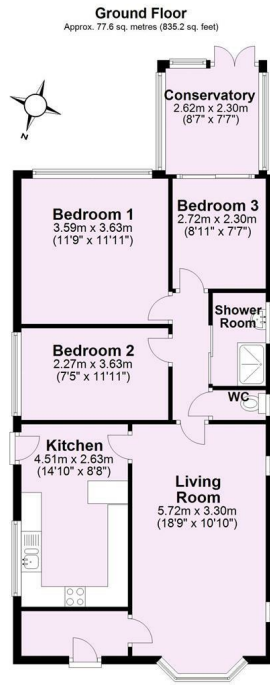


- 3 Bedroom Detached Bungalow
- Prime Location Close to Local Shops
- Private Southeasterly Facing Gardens
- Garage + Car Port
- Opportunity to Modernise
- No Onward Chain
- Highly Popular Village
- EPC: D
- Call Hudson Moody to View

**Guide Price £279,500**

Tenure: Freehold





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



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	86
England & Wales		EU Directive 2002/91/EC	

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

**HUDSON  
MOODY**

**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

16 York Street  
Dunnington  
YO19 5PN

01904 489906