



HUDSON  
MOODY

8 Petercroft Lane, Dunnington, York YO19 5NQ





A beautifully presented detached property standing on a good sized corner plot with stunning interior and large garage. Conveniently located a short walk from local shops within a highly popular village location.

A welcoming and noticeably spacious entrance hall; from which all ground floor accommodation is accessible leads to a living room which exudes natural light with large bay window to the front elevation. There is also a dining room (or 4th bedroom), in addition to a lovely sized kitchen breakfast room with integral appliances, plus a stunning wet room.

To the first floor are three bedrooms, house bathroom and separate contemporary WC.

Outside the property is approached via a gravelled drive providing generous off road parking provision leading up to a larger than average detached garage. To the front and rear are lawned gardens bordered by a combination of Beech hedge and fenced boundaries with patio lying immediately to the rear of the property. Timber side gates link front and rear.

In summary, an opportunity to secure a well appointed home located within a highly popular village a short stroll away from both local shops and Hagg Wood walks.

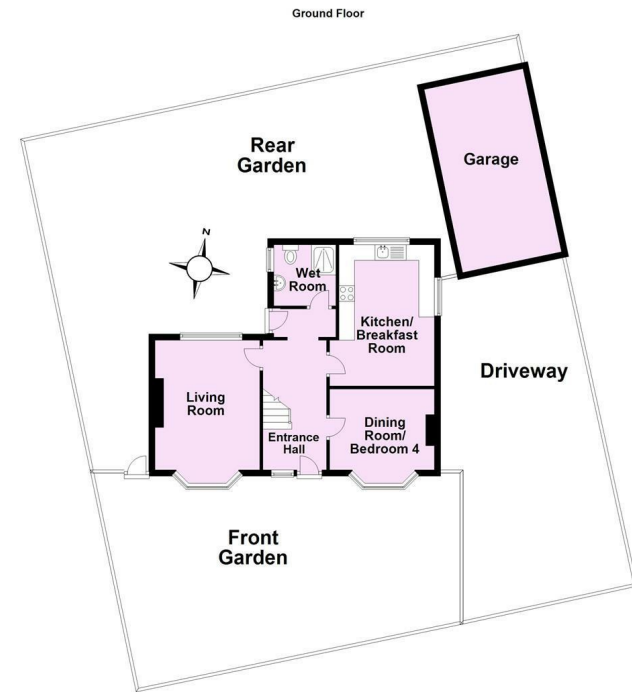
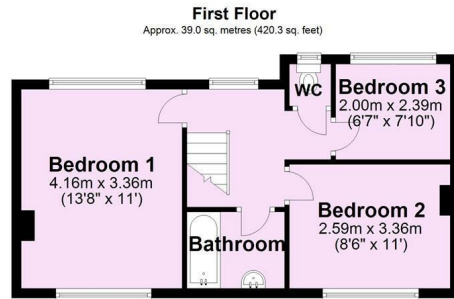
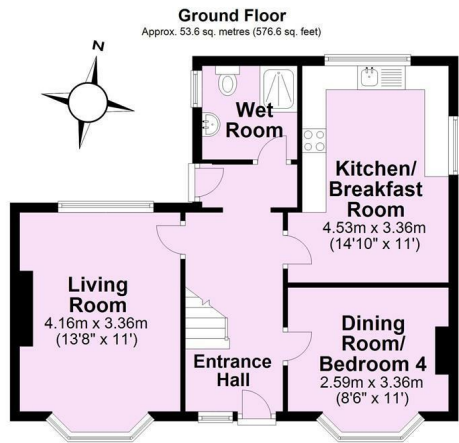




- Stunning 3/4 Bedroom Detached House
- Superb Open Plan Kitchen Breakfast Room
- 2 Reception Rooms
- Stylish Wet Room + House Bathroom
- Large Detached Garage + Generous Parking
- Corner Plot
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View  
**Offers Over £375,000**

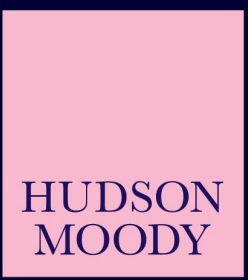
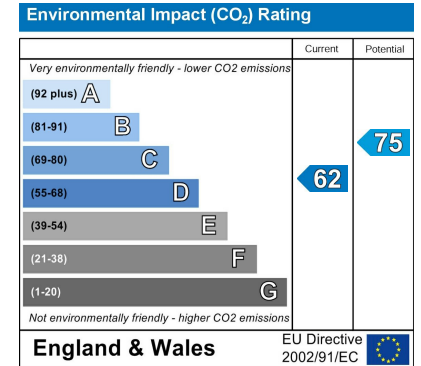
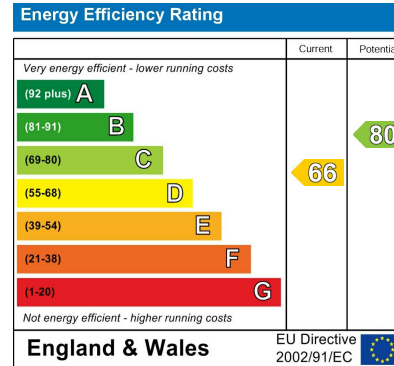
Tenure: Freehold





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

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



**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