



HUDSON  
MOODY

26 Spring Bank Avenue, Dunnington, York YO19 5PZ





A well positioned property with **LOVELY PRIVATE GARDENS** offering the **OPPORTUNITY TO MODERNISE** in the sought after village of Dunnington.

Located in the popular village of Dunnington is this three bedroom semi detached home, close to many local amenities, excellent schools and access to York city centre. The property has been a much loved home for many years, now offering a buyer to put their own stamp on it. There is great potential for extending the property (subject to planning permission).

Accommodation comprises:

Entrance hall, leading into a good sized living room housing an electric fireplace with sliding doors leading through to a dining room beyond. Adjacent is the kitchen with garden views and side access to the driveway.

First Floor: Two double bedrooms, additional single third bedroom plus house bathroom and separate WC.

Outside: A combination paved and gravel driveway provides ample off road parking provision leading up to an attached garage. There are attractive front and rear lawned gardens enclosed by predominantly hedged boundaries; flanked within by well stocked decorative borders. Immediately to the rear of the property is an paved sun patio.

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





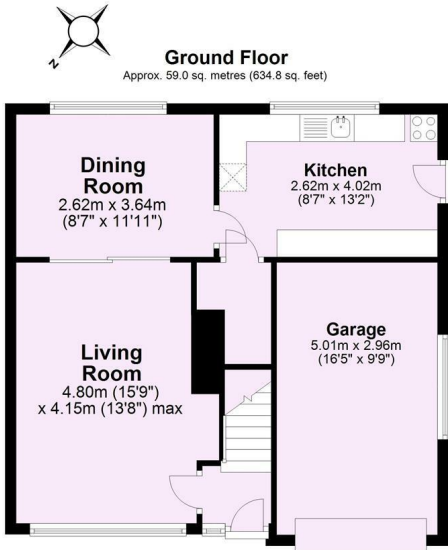
- 3 Bedroom Semi-Detached Property
- Private Gardens
- Garaging
- Well Regarded Local Primary School
- Excellent Local Amenities
- Fulford School Catchment
- No Onward Chain
- EPC: D
- Call Hudson Moody to View

**Guide Price £269,500**

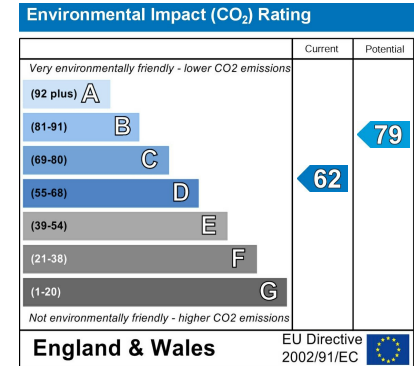
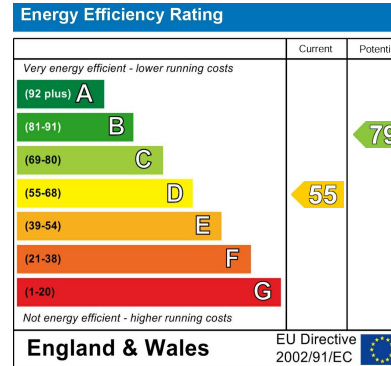
Tenure: Freehold







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.
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.

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