



HUDSON
MOODY

16 Holly Tree Lane, Dunnington, York YO19 5RD



A WELL POSITIONED detached bungalow with ATTRACTIVE GARDENS. Conveniently offered with NO ONWARD CHAIN.

Located in the popular village of Dunnington is a two bedroom detached bungalow, close to many local amenities with easy 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.

Accommodation comprises: Front entrance hall -- Light and spacious living room with feature coal effect gas fireplace -- Kitchen with the opportunity to modernise including side access to the driveway -- Inner hall with access hatch to loft space -- Dining room with conservatory beyond -- Two bedrooms -- Shower room with cupboard housing wall mounted gas fired boiler -- Separate WC.

Outside: To the front of the property is a double width composite driveway providing generous off road parking provision; incorporating iron gates which lead up to a detached single garage. To the rear is an attractive lawn enclosed by timber fenced boundaries; flanked within by well stocked decorative borders. Immediately to the rear of the property is a paved patio with space for table and chairs.

The village offers an excellent range of local facilities including a wide range of shops, sports clubs, pub, good local walks, route 66 cycle route and regular bus services into the City of York.

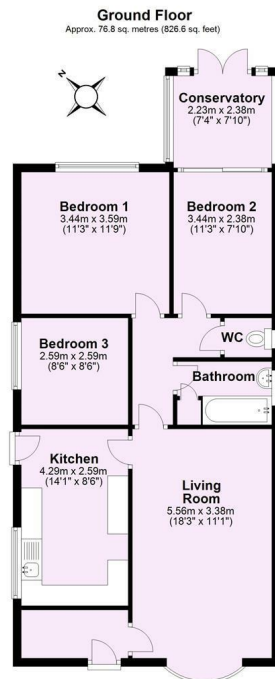


- 2 Bedroom Detached Bungalow
- Attractive Lawned Gardens
- Excellent Local Amenities
- Walking Distance to Local Shops
- Regular Bus Route to York City Centre
- Good Local Walks & Cycle Routes
- No Onward Chain
- EPC: tbc
- Call Hudson Moody to View

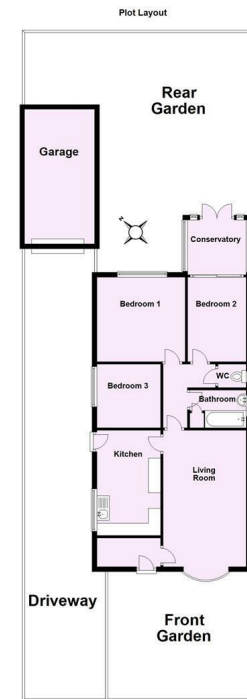
Guide Price £279,500

Tenure: Freehold

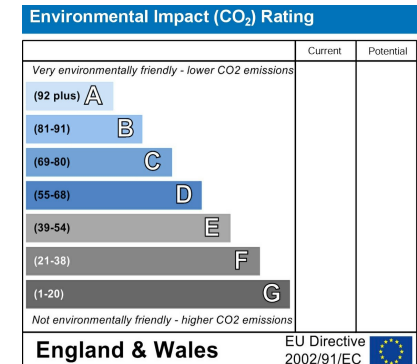
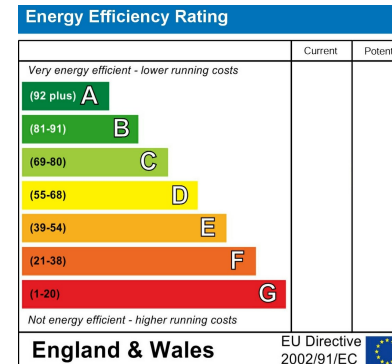




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Plan produced using PlanItUp.



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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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