



HUDSON  
MOODY

17 Murton Garth, Murton, York YO19 5UL





A well presented and impressive sized property with attractive SOUTHERLY FACING GARDENS. Conveniently offered with NO ONWARD CHAIN. Located in the small conservation village of Murton, close to York University, with easy access to the A64 and City Centre.

A side entrance leads into a pleasant kitchen with large utility area beyond (large enough to be also used as a storage area or second smaller family room). The kitchen is fitted with a range of Shaker style units plus cooker with gas hob and extractor over. American style fridge freezer. Off the kitchen; is a dining room enjoying garden views and access with large light and spacious living room beyond accessed via an arched entrance housing wood burning stove. There is also a well proportioned house bathroom including bath an separate shower.

1st floor: 2 double bedrooms, one housing en-suite WC and basin. Storage cupboard.

Outside there is a generous sized lawn with patio immediately adjacent to the property enclosed by a combination of hedge and timber fenced boundaries. Garden shed. To the front of the property a gravelled driveway provides ample off road parking provision.

In summary a versatile home that is likely to appeal to a wide range of buyers.





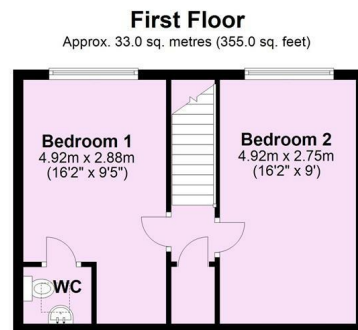
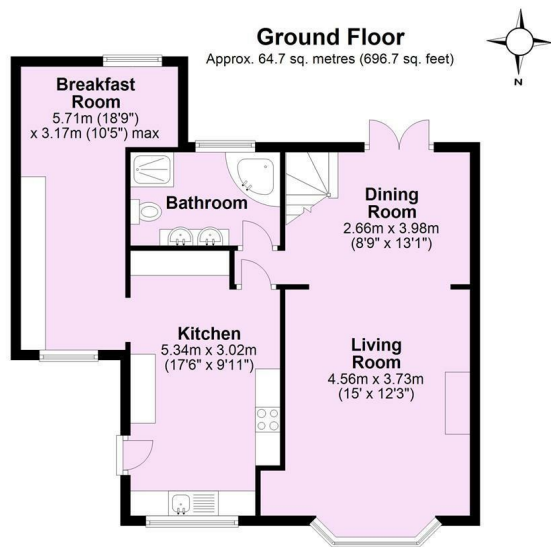
- Semi-Detached Dormer Bungalow
- 2 Double Bedrooms
- Extended
- Modern Kitchen + Bathroom
- Living + Dining Room
- Large Utility
- Attractive Lawned Gardens
- Off Street Parking
- EPC: C
- Call Hudson Moody to View

**Guide Price £250,000**

Tenure: Freehold

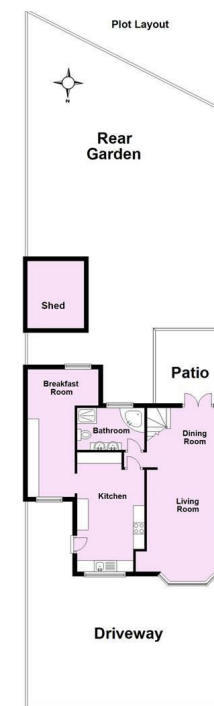




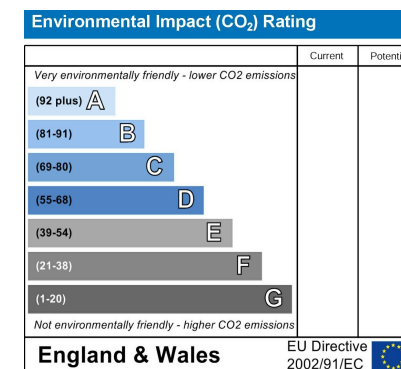
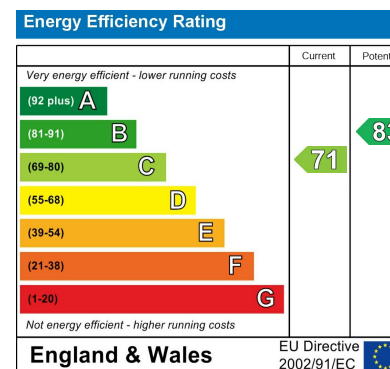
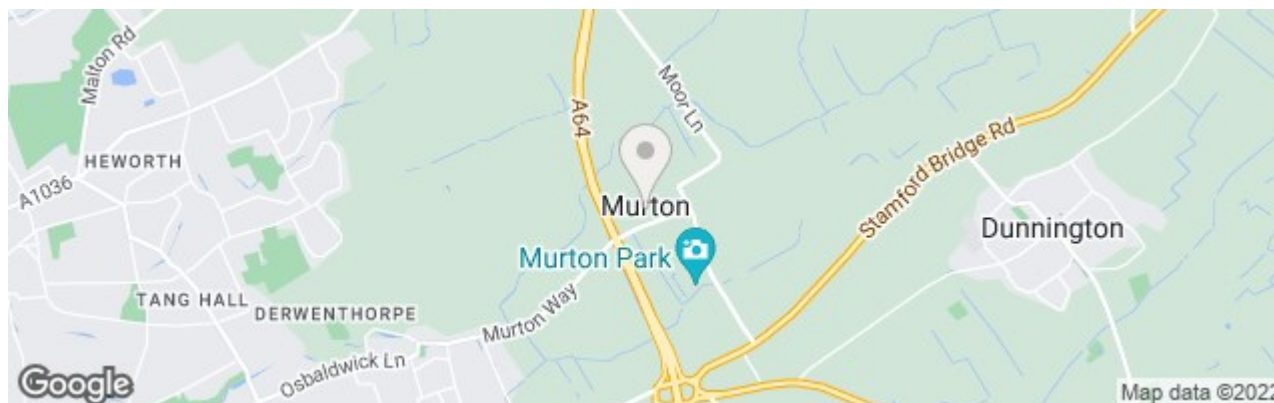


Total area: approx. 97.7 sq. metres (1051.7 sq. feet)

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



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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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