



HUDSON  
MOODY

97 York Street, Dunnington, York YO19 5QW



An extended semi-detached property with OPPORTUNITY TO MODERNISE. Standing on a GENEROUS SIZED CORNER PLOT, complimented by attractive gardens & DOUBLE GARAGE. Conveniently offered with NO ONWARD CHAIN.

This well proportioned extended property occupies a lovely private position towards the edge of a highly regarded village, circa 4 miles to the east of York.

Entrance vestibule -- L' shaped Entrance hall including large storage cupboard -- Large Living Room with French doors providing side & rear garden access -- Kitchen Breakfast Room -- Dining Room -- Office/Bedroom 5 -- Utility - WC.

1st floor: 4 Bedrooms including main bedroom shower suite. House Bathroom.

Outside - The property is approached via a tarmacadam driveway flanked by well stocked borders including a variety of trees, bushes and hawthorn hedge. There is a front lawn and a paved side pathway leads to an attractive rear garden enclosed by timber fenced boundaries with rose clad borders within . Immediately to the rear of the property are two paved patios ideal for alfresco style dining.

In summary a deceptively spacious property, Well positioned within a highly regarded village to the east of York.

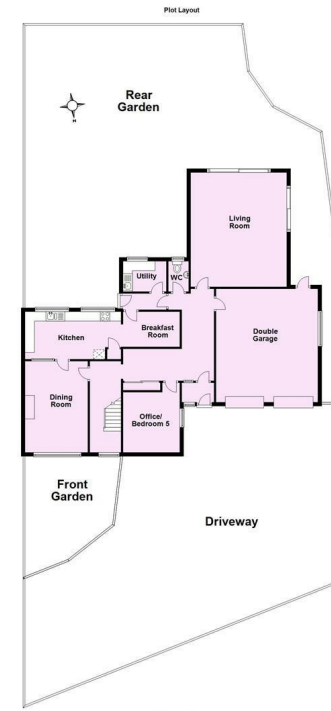
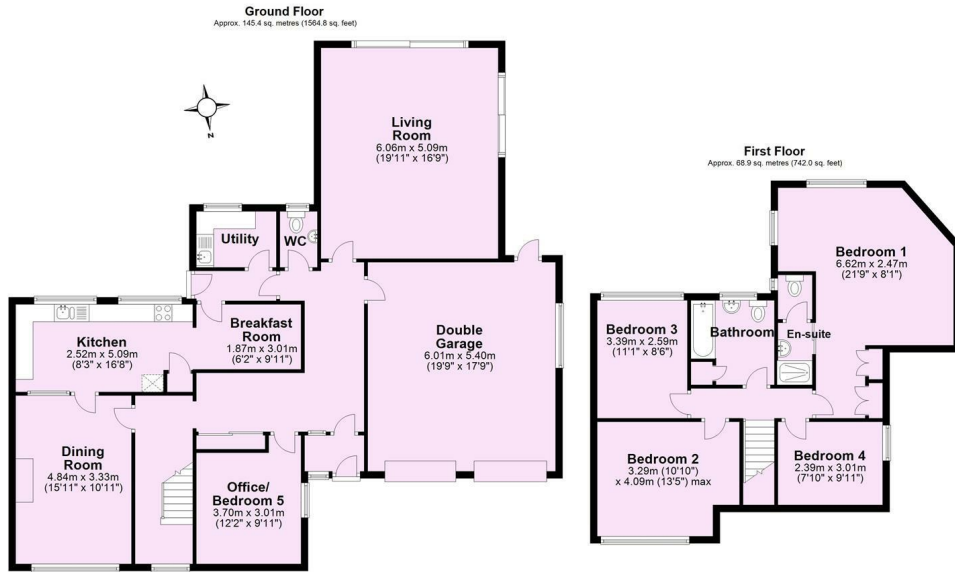


- 4 Bedroom Semi-Detached Property
- Opportunity to Modernise
- Corner Plot
- Private Gardens
- Double Garage + Generous Off Road Parking
- Fulford School Catchment
- EPC: E
- Call Hudson Moody to View

**Guide Price £450,000**

Tenure: Freehold





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			75
(69-80) C			
(55-68) D		53	
(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**