



HUDSON
MOODY

18 Holly Tree Croft, Dunnington, York YO19 5RG



A WELL APPOINTED & EXTENDED FAMILY SIZED HOME WITH attractive gardens and integral garaging. Well positioned towards the end of an attractive cul-de-sac within the highly regarded village of Dunnington;

A welcoming front entrance hall includes Karndean flooring, coats cupboard and WC. To the front of the property is a light and spacious living room housing a coal effect gas fireplace and bay window with fitted shutters. This leads through to a dining room; beyond which French doors provide access into a pleasant garden room/snug that enjoys garden views and access. There is a beautifully presented kitchen also enjoying garden views with space for a Range style oven and American size fridge freezer. Wine rack. Tiled floor. The kitchen includes breakfast bar and dishwasher with adjacent utility room and a versatile fourth bedroom or office, plus integral garage access.

To the first floor are three good sized bedrooms including main bedroom with Juliet balcony, fitted wardrobes and contemporary en-suite shower room. The second bedroom also benefits from fitted wardrobes. House bathroom includes shower over the bath and storage cupboard.

Outside: a generous sized block paved driveway provides ample off road parking leading up to an integral garage. To the front of the property are attractive borders and pathway with timber gate linking front and rear; leading to a private rear garden enclosed by timber fenced boundaries; flanked within by well stocked borders. Immediately to the rear of the property is a paved patio with space for table and chairs.

In summary: A highly versatile property likely to appeal to a wide range of buyers.

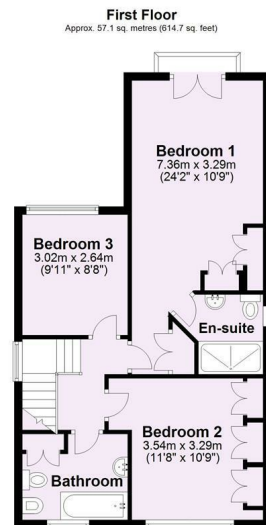
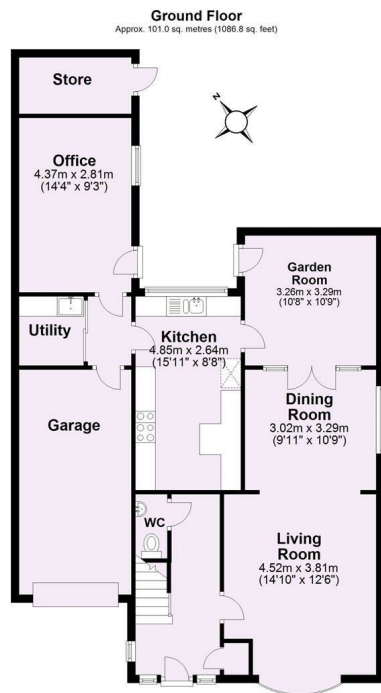


- 3/4 Bedroom Detached House
- 2 Reception Rooms + Garden Room
- Kitchen Breakfast Room. Utility
- Large Main Bedroom + En-Suite
- House Bathroom
- Versatile Office / 4th Bedroom
- Integral Garage + Off Road Parking
- Fulford School Catchment
- EPC: C
- Call Hudson Moody to View

Guide Price £425,000

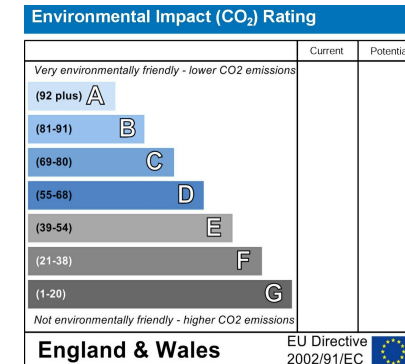
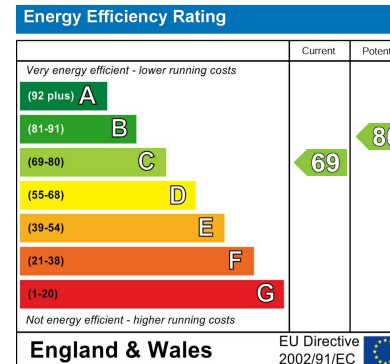
Tenure: Freehold





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