



HUDSON
MOODY

Tall Trees 1 Owlwood Lane, Dunnington, York YO19 5PH



An impressive four bedroom, family sized detached house located on a generous sized corner plot; a short stroll from the centre of this highly desirable village. Complimented by private gardens and double garaging. Conveniently offered with no onward chain.

The property benefits from a storm porch leading into a noticeably spacious reception hallway from which the principal reception rooms are accessed. The hallway and landing exudes much natural light with its impressive tall church style window. A bright and spacious living room spans the full property depth that enjoys garden views and access. There is a formal dining room and a pleasant kitchen breakfast room with integral appliances including double oven, electric hob with extractor over and dishwasher with archway through to a utility. The utility benefits from both garden and garage access. A sitting room/snug, workshop and cloakroom complete the ground floor accommodation.

An open tread staircase from the hallway leads to a landing from which four well-proportioned bedrooms are accessed; all with fitted wardrobes. The main bedroom benefits from a large en-suite shower room. There's also a house bathroom incorporating bath and separate shower cubicle plus airing cupboard.

Outside is a large double width block paved driveway providing generous parking leading to an integral double garage with rear garden access. The front garden has been thoughtfully landscaped with rockery interspersed with a variety of conifers and plants. To the rear is a private enclosed garden including water feature; with two paved patios and timber pergola clad with grapevine ideal for alfresco style dining. coal/wood store. Timber storage shed.

In summary an attractive home with a layout that is flexible and practical that is likely to appeal to a wide range of buyers and offering potential to be updated.

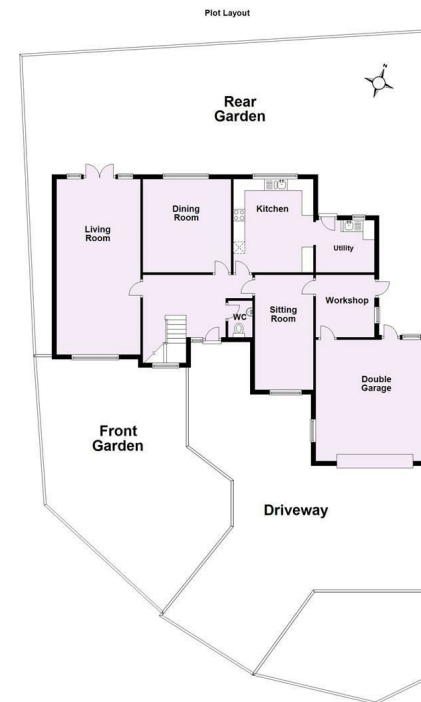


- Large Corner Plot
- Impressive Sized Property
- 4 Double Bedrooms
- 2 Reception Rooms + Snug + Workshop
- Kitchen Breakfast Room. Utility
- Integral Double Garage
- Private Rear Gardens + Patios
- EPC: D
- Call Hudson Moody to View

Guide Price £600,000

Tenure: Freehold





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

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Representations using PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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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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16 York Street
Dunnington
YO19 5PN

01904 489906