



HUDSON
MOODY

11 Church Balk, Dunnington, York YO19 5PR



A SUPERBLY PRESENTED property enjoying private southwesterly gardens and garaging, WELL SITUATED towards the edge of the highly popular village of Dunnington and all its amenities.

Accommodation comprises:

Entrance hall and good sized living room which houses a coal effect gas fireplace standing on a granite hearth. There is a lovely open plan kitchen diner/family area; ideal for sociable living incorporating breakfast bar and enjoying garden views. The kitchen itself is fitted with a wide range of units and incorporates a tall standing fridge freezer, oven and grill with gas hob and extractor over. Wine rack. Space for washer and dryer. Under-stairs storage. Side storage room with garden access.

First Floor: Three good sized bedrooms, and modern house bathroom which includes a shower over the bath. The second bedroom benefits from built in wardrobes plus airing cupboard.

Outside: A long paved driveway provides ample off road parking provision leading up to an attached garage with electric door. There are front, side and private rear lawned gardens; flanked within by well stocked decorative borders with timber side gate linking front and rear. Immediately to the rear of the property is a paved patio ideal for alfresco style dining.

In summary a versatile home; located within a highly popular village location that is likely to appeal to a wide range of buyers.

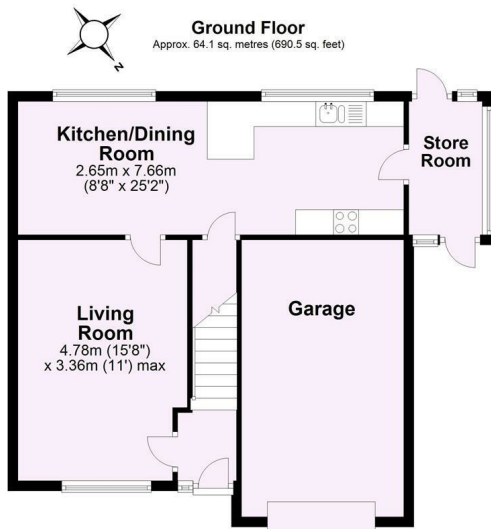


- 3 Bedroom Semi-Detached Property
- Lovely Open Plan Kitchen Diner/Family Room
- Living Room
- House Bathroom. Storage Room
- Private Lawned Gardens
- Garage
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View

Guide Price £325,000

Tenure: Freehold





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

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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			
		60	82
England & Wales		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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