



HUDSON  
MOODY

95A York Street, Dunnington, York YO19 5QW



A superb 2/3 bedroom NEW BUILD detached bungalow; including STUNNING 'open plan' kitchen diner living area with vaulted ceiling; complimented by private gardens and off road parking provision. READY FOR IMMEDIATE OCCUPATION.

Accommodation comprises: Utility -- Open Plan Kitchen Diner Living Area -- 2 Double Bedrooms + Additional Bedroom or Office -- House Bathroom -- En-Suite Shower Room.

This lovely high specification bungalow includes: Under floor heating, aluminium bi-fold doors and feature vaulted ceiling to the living area. The 'U' shaped fitted kitchen will be a Howdens kitchen with quartz tops; at this stage of the build process there is still the opportunity for a buyer to choose their own kitchen colour units. The main bedroom will benefit from an en-suite shower room. Outside there will be a extensive paved patio and gravelled low maintenance garden with soil border edge ideal for alfresco style dining, plus both stepped access plus separate ramp access designed for wheelchairs enclosed by timber fenced boundaries. To the front of the property will be ample off road parking provision within a gravelled drive including turning area.

In summary a stunning new build property; well positioned a short walk from local shops and amenities.

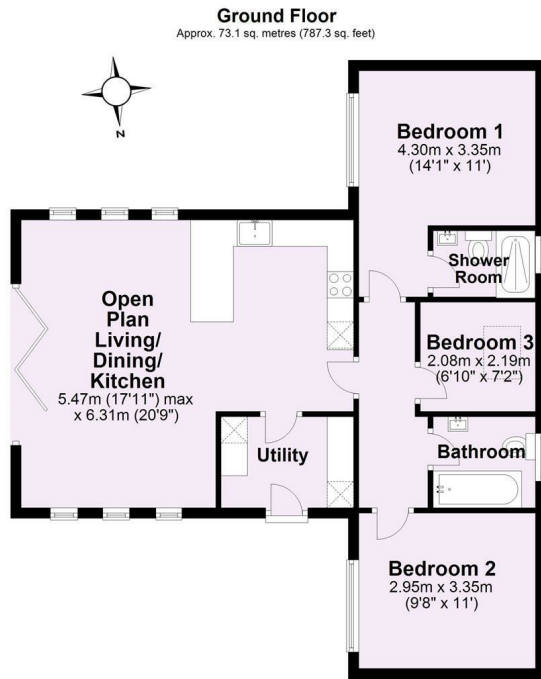


- Superb New Build Bungalow
- 2/3 Bedrooms
- Kitchen Diner Living Room + Vaulted Ceiling
- Bi-Fold Doors
- Under Floor Heating
- En-Suite + Bathroom
- Private Garden + Patio
- Highly Regarded Village Location
- EPC: C
- Call Hudson Moody to View

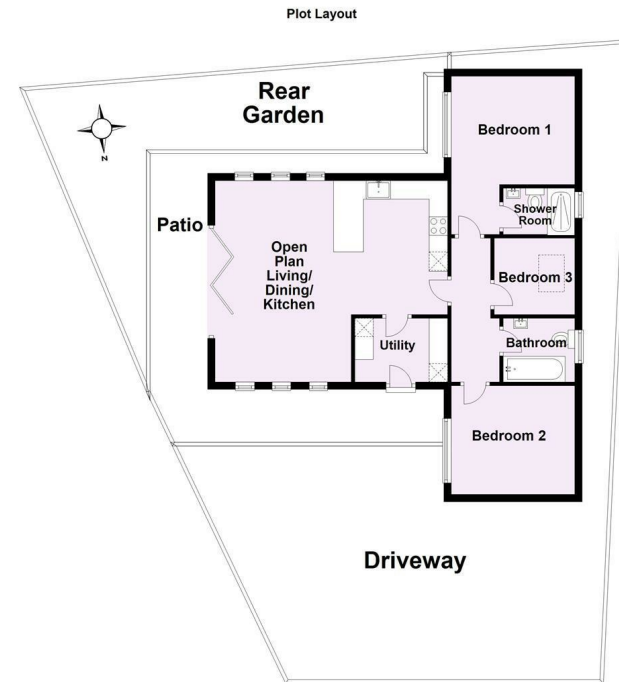
**Guide Price £375,000**

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**IMPORTANT NOTICE**

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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.

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