



HUDSON
MOODY

7 Common Road, Dunnington, York YO19 5NG



A superb INDIVIDUAL FAMILY home plus ANNEXE; circa 4,000 sq.ft enjoying a central position within the highly regarded village of Dunnington, voted as one of the most desirable in the country in which to raise a family. Including extra large double garage and lawned gardens. ***VIEWING RECOMMENDED***

The present owners have extensively modernised, and extended the property over the course of the last 20 years. Constructed over 3 floors, the property which is well proportioned throughout includes a stunning bespoke kitchen dinner and separate annexe accommodation.

Entrance Hall -- Living Room -- Sitting Room -- Superb Kitchen Diner including granite tops, Rangemaster cooker & appliances. Utility Room -- Cloaks/WC -- Office -- Large Garden Room ideal for entertaining including wood burning stove .

1st Floor: Master Bedroom + Dressing Area + Stylish En-Suite, 2 additional Double Bedrooms -- House Bathroom. 2nd Floor: 4th Bedroom + En-Suite Bathroom. Returning to the kitchen, a rear staircase leads directly to a 5th Bedroom/Family Room with French doors opening onto a roof terrace.

Outside: A block paved driveway leads to a large parking & turning area with double garage block including self contained annexe incorporating wet room and kitchenette. This versatile building could alternatively be used as a games room and has its own decked terrace.

In summary: A highly adaptable family home located within a prime location village.

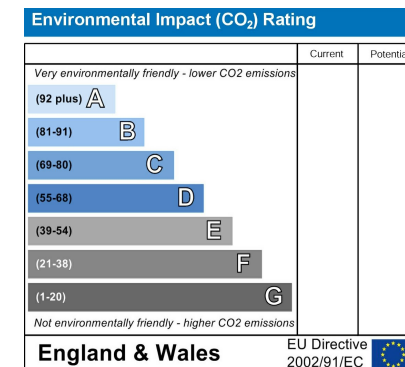
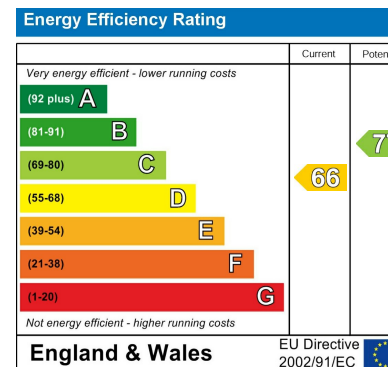
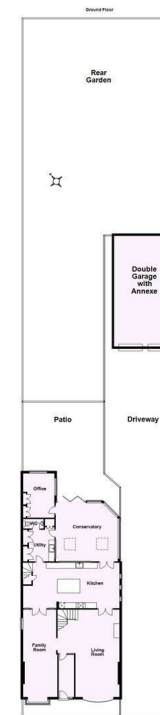


- Superb Family Home
- Circa 4,000 sq.ft
- 5 Bedrooms. 2 En-Suites
- Versatile Annexe /Games Room
- Stunning Kitchen Diner. Utility
- 3 Receptions Room. Office
- Double Garage
- Large Plot. Lawned Gardens
- Fulford School Catchment
- EPC: D

Offers Over £850,000

Tenure: Freehold





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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.
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