



HUDSON
MOODY

13 Deerstone Way, Dunnington, York YO19 5RB



A family sized Sawdon & Simpson home with **GENEROUS SIZED PRIVATE GARDENS**. Well positioned on a **CORNER PLOT** within a highly regarded village location.

A welcoming sized side entrance hall with parquet flooring sets the tone for this well proportioned family house from which all reception rooms are accessed. This includes to the front of the property a light and spacious living room including large bay and separate arch window plus a coal effect gas fireplace. The kitchen breakfast room is fitted with a range of units and enjoys rear garden views. A separate dining room with sliding French doors provides conservatory access and WC complete the ground floor accommodation. Under stairs storage.

To the first floor are 4 good sized bedrooms and a house bathroom which includes shower over the bath.

Outside a paved driveway provides ample off road parking leading up to an attached double garage. There is a front, side and generous sized lawned rear garden enclosed by a combination of hedged and fenced boundaries. An iron side gate links front and rear.

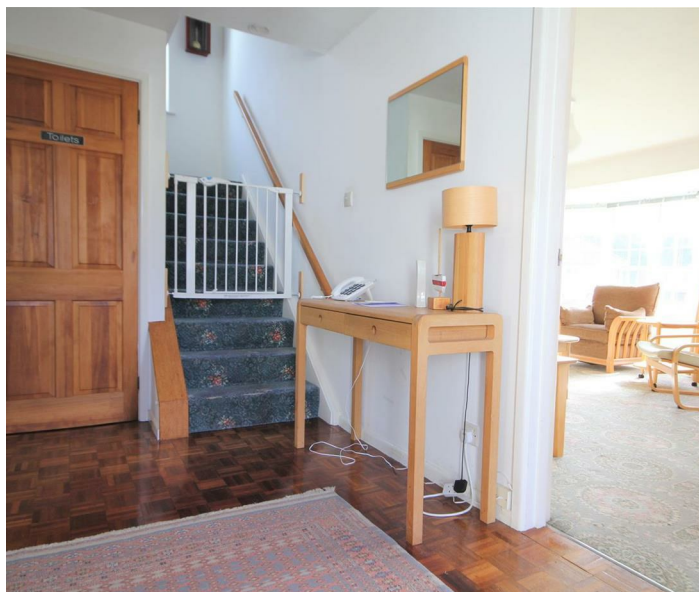
In summary, a rare opportunity to purchase a property with lovely gardens and located within a very sought after village.

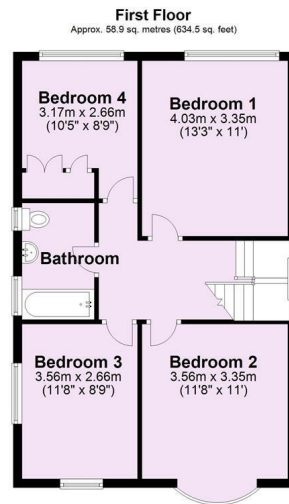
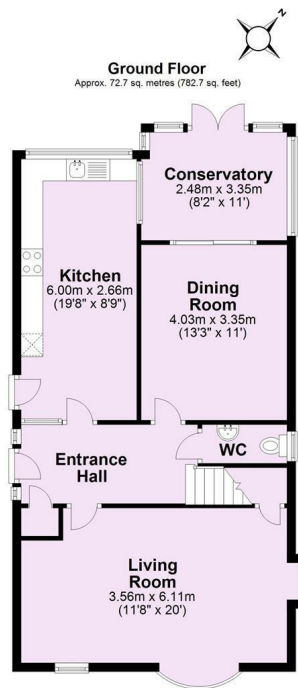


- Detached Sawdon & Simpson Property
- Large Corner Plot + Private Lawned Gardens
- Kitchen Breakfast Room
- 2 Reception Rooms + Conservatory
- Double Garage
- Excellent Local Amenties
- Fulford School Catchment
- EPC : C
- Call Hudson Moody to View

Price £499,500

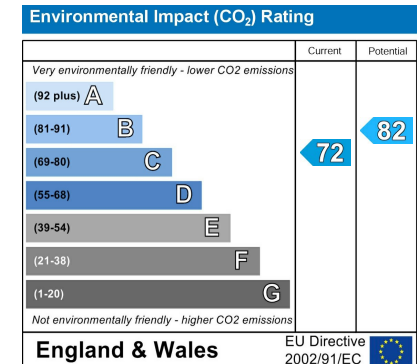
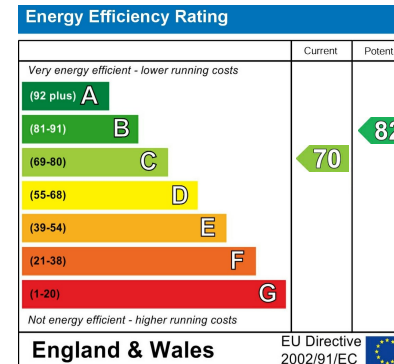
Tenure: Freehold





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Plan produced using PlanUp.

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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.
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