



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.

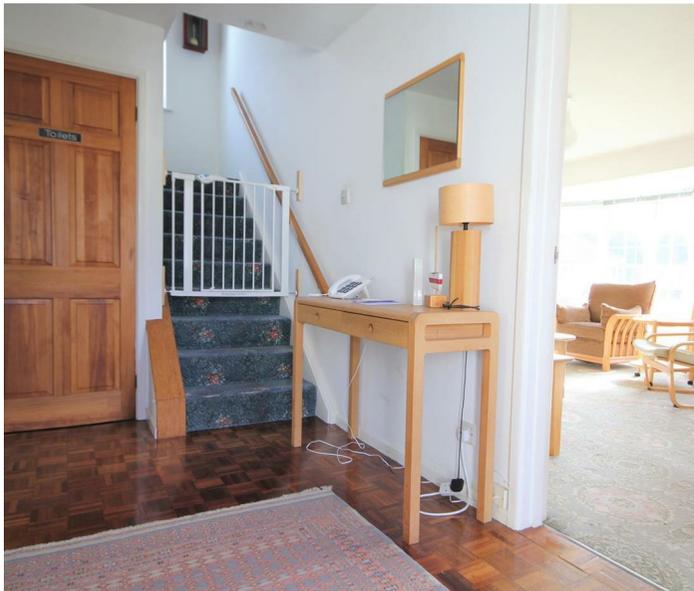
In summary, a rare opportunity to purchase a property with lovely gardens and located within a very sought after village.

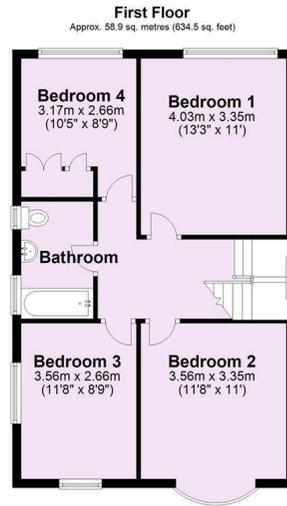
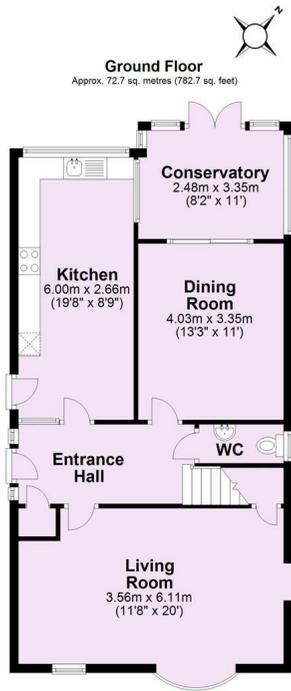


- Detached Sawdon & Simpson Property
- Large Corner Plot + Private Lawned Gardens
- Kitchen Breakfast Room
- 2 Reception Rooms + Conservatory
- Double Garage
- Excellent Local Amenities
- Fulford School Catchment
- EPC : C
- Call Hudson Moody to View

Price £499,500

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanItUp

For Illustrative Purposes Only - not to scale
Diagram produced using PlanItUp



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			
England & Wales		70	82
	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		72	82
	EU Directive 2002/91/EC		

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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.
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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