



HUDSON  
MOODY

Willow Nook, 4 Sawyers Walk, Dunnington, York YO19 5SJ



An impressive Hogg home built in the mid 1990's; located in one of Dunnington's most popular residential areas, complimented by lovely SOUTHWESTERLY FACING GARDENS and garaging. Located in a desirable cul-de-sac within the popular Kerver Lane estate and conveniently offered with NO ONWARD CHAIN.

An entrance hall includes a cloakroom; leading to a noticeably bright and spacious living room housing a feature Inglenook fireplace set on a tiled hearth with brick surround. To the rear of the property is a well proportioned kitchen diner fitted with bespoke pine units. Integral items include: Bosch oven with gas hob and extractor over plus fridge. Sliding French doors enjoy garden views. Access to garage which incorporates a utility area.

To the first floor are three good sized bedrooms; one incorporating an airing cupboard plus main bedroom shower suite and separate house bathroom. The second bedroom has a large storage cupboard.

Outside the property is approached via a gravelled driveway leading up to an integral garage providing ample off road parking provision with lawn and shrubs to the side. To the rear is lovely landscaped southwesterly facing garden with circular lawn flanked by well stocked shrubs and borders set within timber fenced boundaries. Paved patio. Extendable sun canopy. Timber insulated shed. To the side of the property is a paved pathway with iron gate linking front and rear and on the opposite side a gravel pathway.

In summary, an opportunity to secure an attractive detached estate home within a highly popular village a short walk to both local shops, Hagg Wood walks and cycle paths.



- Detached Hogg House
- 3 Good Sized Bedrooms
- Lovely Kitchen Diner
- Large Living Room . Ground Floor WC
- House Bathroom + En-Suite
- Integral Garage
- Private Gardens
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View

**Guide Price £395,000**

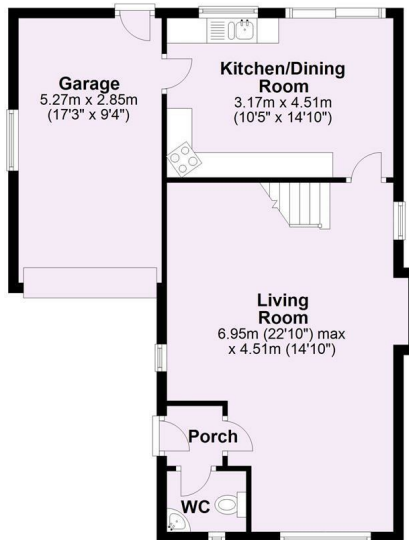
Tenure: Freehold





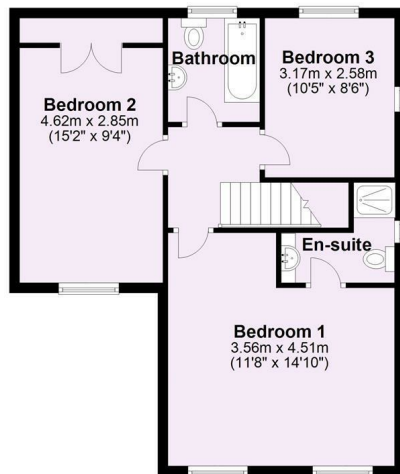
### Ground Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



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

### Plot Layout



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Plan produced using PlanUp.



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		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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