



HUDSON  
MOODY

16 Owlwood Lane, Dunnington, York YO19 5PH





## A well presented FAMILY sized home home enjoying SOUTHERLY FACING gardens and garaging.

A side entrance leads into a good size hallway with coats cupboard and tiled flooring which continues through in to the kitchen. Accessed from the hall is a cloakroom and noticeably light living room to the front elevation with feature open fireplace. To the rear of the property is a lovely fitted kitchen with granite tops; integral units include: Rangemaster Range cooker with gas hob and extractor over, washing machine, dishwasher and American style fridge freezer. Garden access. Beside the kitchen is a good sized dining room with French doors providing patio access.

First floor: four good sized bedrooms; two of which benefit from fitted wardrobes, plus house bathroom.

Outside a block paved driveway provides ample off road parking leading up to an attached garage which includes a workshop. There is a front lawn with shaped borders and to the rear a southerly facing lawned garden enclosed by timber fenced boundaries; flanked within by well stocked borders and conifer trees. Immediately to the rear of the property is a paved patio ideal for outside dining.

In summary, a family size home in a choice position within the highly popular village of Dunnington, offering spacious living accommodation.





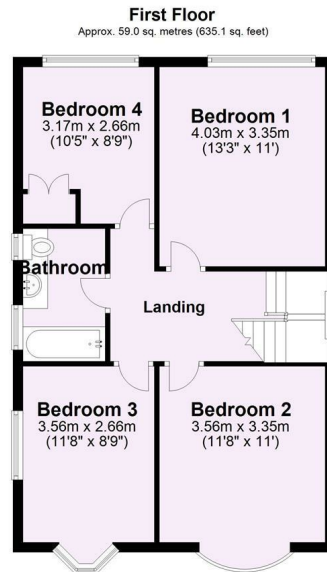
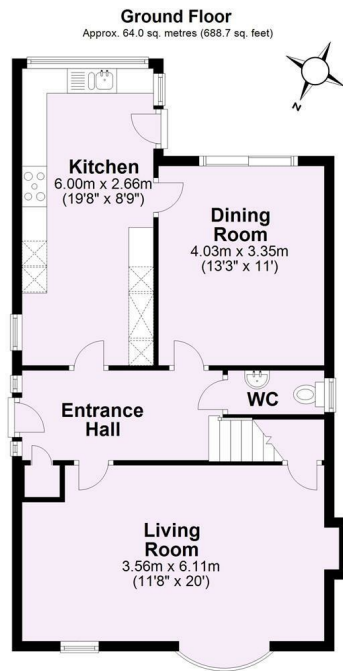
- Family Sized Home
- 4 Good Sized Bedrooms
- Modern Kitchen
- 2 Reception Rooms
- House Bathroom
- South Facing Gardens
- Garage + Workshop
- EPC: D
- Fulford School Catchment
- Call Hudson Moody to View

**Price £500,000**

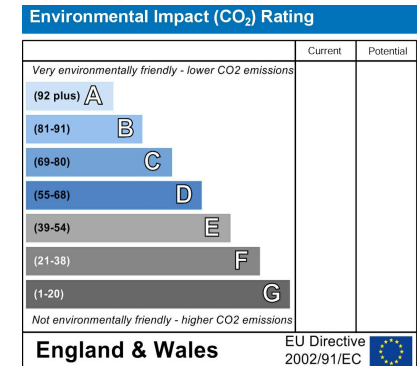
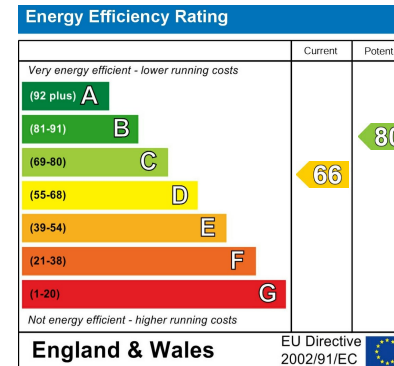
Tenure: Freehold







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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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**16 York Street  
Dunnington  
YO19 5PN**

**01904 489906**