



HUDSON
MOODY

63 York Street, Dunnington, York YO19 5ST



A beautifully presented property with NEWLY FITTED KITCHEN & CONTEMPORARY BATHROOM complimented by GENEROUS SIZED PRIVATE GARDENS and off street parking. Well positioned, close to the heart of the highly regarded village of Dunnington. Conveniently offered with NO ONWARD CHAIN.

A front entrance from York Street leads into a good sized living room with noticeably high ceilings and log burning stove set on a slate hearth with archway leading through to a dining room. Adjacent to the dining area is a useful under stairs storage area with kitchen beyond. The impressive kitchen is fitted with a range of Shaker style wall and base units plus oven including integral oven, with electric hob and extractor over, plus tall standing fridge freezer. French doors provide rear patio access. Off the kitchen is a conservatory from which to enjoy the garden views.

To the first floor are three bedrooms (two doubles and a single); the main bedroom includes fitted wardrobes. plus a contemporary house bathroom including shower over the bath. Airing cupboard housing.

Outside to the rear of the property is a driveway accessed from Owlwood Lane providing off road parking for one vehicle; beyond which a timber gate leads into a generous sized southerly facing lawned garden including paved pathway flanked by well stocked decorative borders enclosed by a combination of brick wall and hedged boundaries. Immediately to the rear of the property is a paved patio and additional patio located to centre of the lawn. Timber storage shed.

In summary a versatile three bedroom home located in a popular road with excellent access to the City of York and all its amenities.

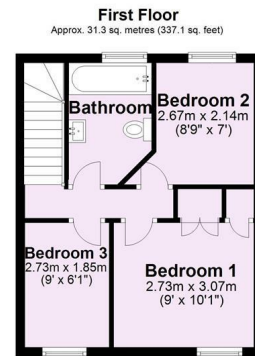
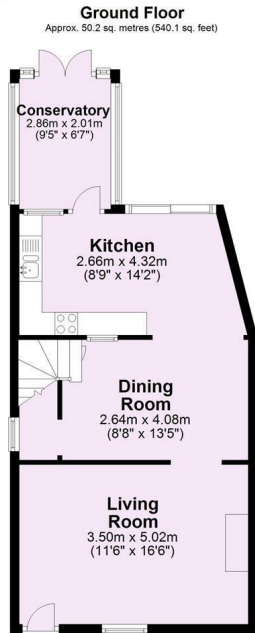


- 3 Bedroom Semi-Detached House
- Lovely Private Gardens
- Lovely Modern Kitchen - Noticeably Light
- Dining Room
- Living Room + Log Burner
- Off Road Parking
- Fulford School Catchment
- No Onward Chain
- EPC: E
- Call Hudson Moody to View

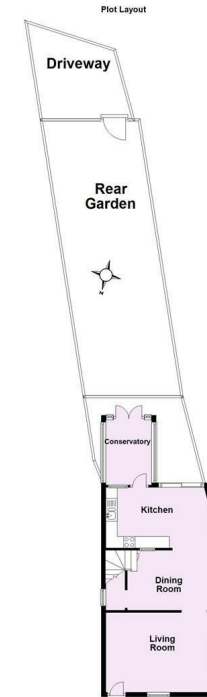
Guide Price £280,000

Tenure: Freehold

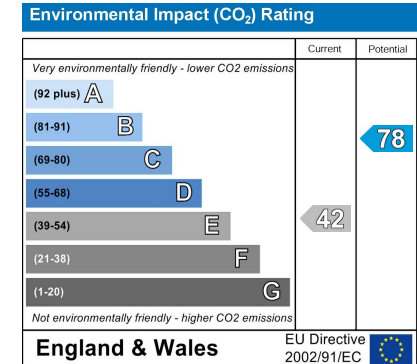
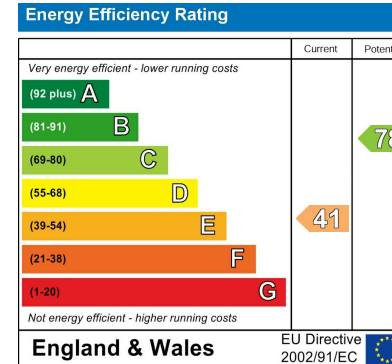




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Plan produced using PlanUp.



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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.
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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