



HUDSON
MOODY

30 Holly Tree Lane, Dunnington, York YO19 5RD



A well presented Sawdon and Simpson house with private gardens and garaging. Conveniently offered with NO ONWARD CHAIN.

A side entrance hall with adjacent WC leads through to a light and spacious living dining room with French doors enjoying garden views. There is a fitted kitchen with side door providing driveway access. To the first floor are three good sized bedrooms with fitted carpets plus a contemporary house bathroom.

Outside is an attached garage plus off road parking. To the front of the property is a lawned garden. To the rear is an attractive private garden enclosed by timber fenced boundaries with extensive Indian slate patio extending the full property width; which extends via steps to one side of the lawn.

In summary: a versatile property likely to appeal to a wide variety of buyers.



- Detached Sawdon & Simpson House
- Open Plan Living Dining Room
- Kitchen. Ground Floor WC
- Contemporary House Bathroom
- Garage + Off Road Parking
- Fulford School Catchment
- Highly Sought After Village
- EPC: D
- Call Hudson Moody To View: 01904 489906

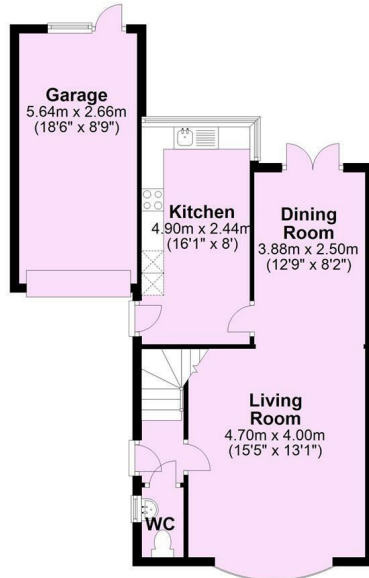
Price £350,000

Tenure: Freehold



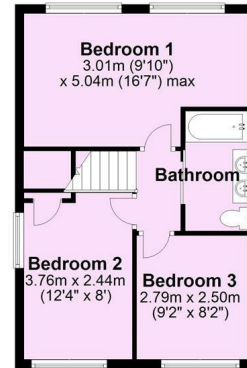
Ground Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



First Floor

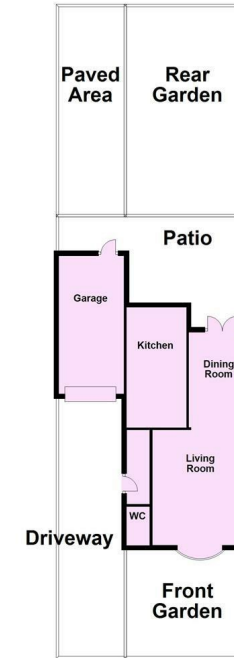
Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.8 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 (CO₂) 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	EU Directive 2002/91/EC	

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- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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