



HUDSON  
MOODY

74 Cedar Glade, Dunnington, York YO19 5PL





## A beautifully presented family sized Sawdon & Simpson home with **GENEROUS SIZED SOUTHERLY FACING GARDENS** backing onto open countryside.

A welcoming entrance hall incorporating coats cupboard, sets the tone for this well proportioned family house from which all reception rooms are accessed. This comprises to the front of the property a spacious living room including large bay window and gas fireplace with stone surround. The noticeably light kitchen is located to the rear of the property and is fitted with a range of cream coloured units enjoying rear garden views. Cooker with extractor over and integral dishwasher. Tiled floor. The kitchen also benefits from direct access into the garage and also through to a lovely sized conservatory with continuation of the tiled floor plus under floor heating and electric velux windows. A well proportioned dining room and WC complete the ground floor accommodation.

To the first floor are four good sized bedrooms including en-suite and modern house bathrooms; incorporating shower cubicle with Travertine tiled surround and under floor heating. Separate WC. The two rear elevation bedrooms both enjoy countryside views.

Outside a long block paved driveway provides ample off road parking leading up to an integral garage with electric roller style door and electric car charging point. There is a front and lovely sized rear lawned garden enclosed by a combination of hedged and fenced boundaries; flanked by decorative borders within which are Bramley and Cox apple trees, a grape vine and feature fish pond with waterfall. Immediately to the rear of the property is an extensive stone paved patio ideal for alfresco dining. External remote control garden lighting. Vegetable patch. Greenhouse.

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





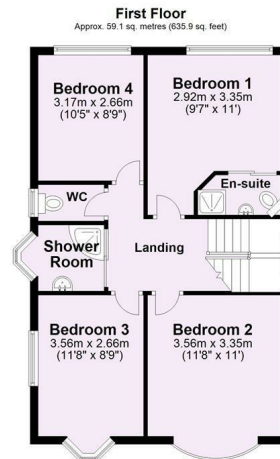
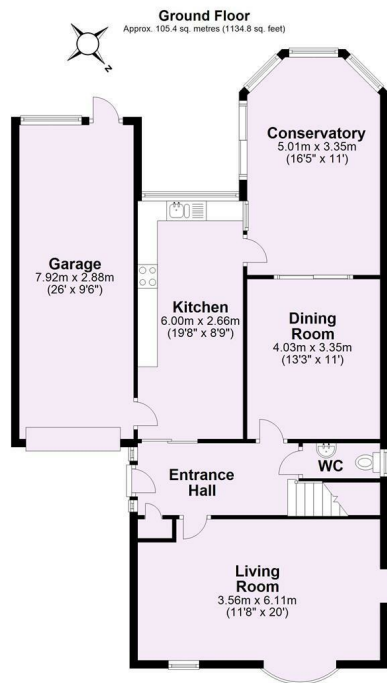
- 4 Bedroom Detached House
- Lovely Sized Gardens
- Countryside Views
- Modern Kitchen. 2 Reception Rooms
- Conservatory + Under Floor Heating
- Contemporary House Bathroom + En-Suite
- Integral Garage
- EPC: C
- Call Hudson Moody to View

**Guide Price £535,000**

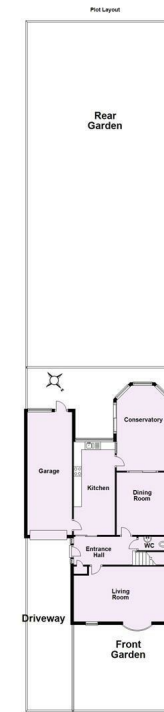
Tenure: Freehold







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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#### IMPORTANT NOTICE

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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.
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