



HUDSON
MOODY

96 Kerver Lane, Dunnington, York YO19 5SH



A BEAUTIFULLY PRESENTED Persimmon home likely to appeal to a wide range of buyers, which includes a lovely garden room extension complimented by private gardens and garaging. Located in a sought after cul-de-sac position within the popular Kerver Lane estate. Conveniently offered with NO ONWARD CHAIN.

A front entrance door leads into an entrance hall from which all the ground floor rooms are accessed. There is a noticeably light living room with bay window and feature gas fireplace to the front elevation. To the rear of the property is an impressive open plan kitchen diner; fitted with Shaker style units incorporating Neff oven with gas hob and extractor over, plus low level fridge and freezer. Off the kitchen is a lovely family/garden room extension completed in 2017 that exudes natural light with atrium over. There is also a utility room with side access. Ground floor WC.

To the first floor are three good sized bedrooms including main bedroom shower suite with fitted wardrobes and separate house bathroom. Airing cupboard.

Outside a tarmac drive provides generous off road parking provision leading up to a single garage with electric up and over door. There are attractively landscaped front and rear gardens; the latter includes an oval shaped lawn enclosed by a combination of wall and timber fenced boundaries; flanked by well stocked shrubs with bamboo borders and Cherry blossom tree. There are two paved patios and rear garage access. A timber gate and paved pathway link front and rear.

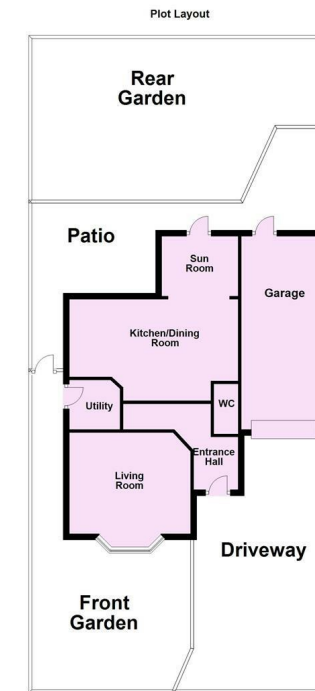
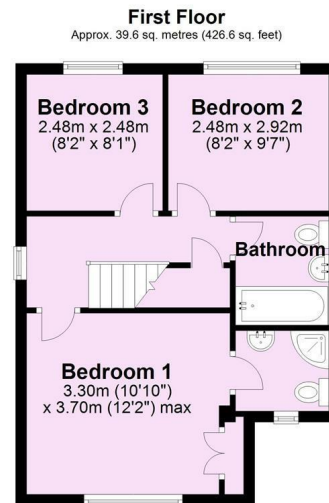
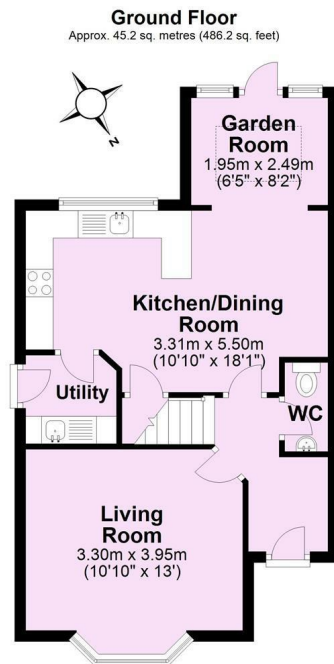
In summary, an opportunity to secure an attractive detached home within a highly popular village a short stroll from both local shops and Hagg Wood walks.



- 3 Bedroom Detached Persimmon House
- Lovely Open Plan Kitchen Diner
- Stunning Garden/Family Room Extension
- Utility. Ground Floor WC.
- En-Suite Shower Room + House Bathroom
- Private Gardens. Patio
- Garage + Generous Off Road Parking
- Fulford School Catchment
- EPC: D
- Price £365,000**

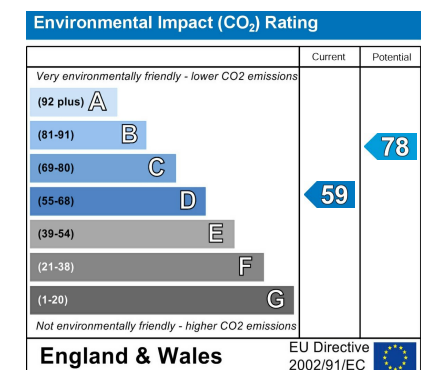
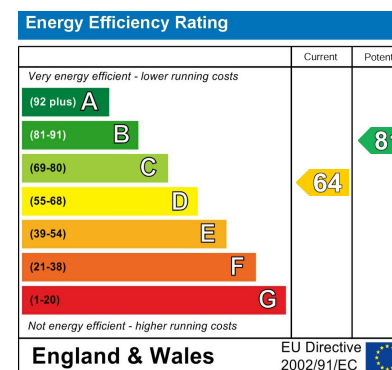
Tenure: Freehold





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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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