



HUDSON
MOODY

14 Ashdale Road, Dunnington, York YO19 5NT



A well maintained three bedroom property located within a quiet cul-de-sac position; a short walk from local shops. Conveniently offered with **NO ONWARD CHAIN**.

Accommodation comprises:

Entrance hall with coats cupboard -- Good sized living room beyond housing a coal effect gas fireplace with bay window to the front elevation -- Inner hall -- Kitchen with side access to the driveway; includes integral oven and grill, gas hob with extractor over, low level fridge and washing machine -- Storage cupboard housing gas fired combi boiler -- Dining room enjoying garden views -- Ground floor bedroom -- House bathroom including shower over the bath.

First Floor: Two bedrooms both with fitted wardrobes -- WC -- Additional storage cupboards off the landing.

Outside: A long block paved driveway provides generous off road parking provision leading up to set of double timber gates with additional parking and single garage beyond. There is a front lawn with decorative borders and to the rear a further lawned garden enclosed by timber fenced boundaries. Two timber storage sheds. Immediately to the rear of the property is a sun paved patio.

In summary a versatile home; likely to appeal to a wide range of buyers.

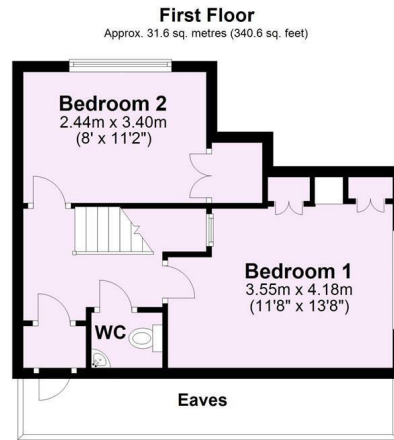
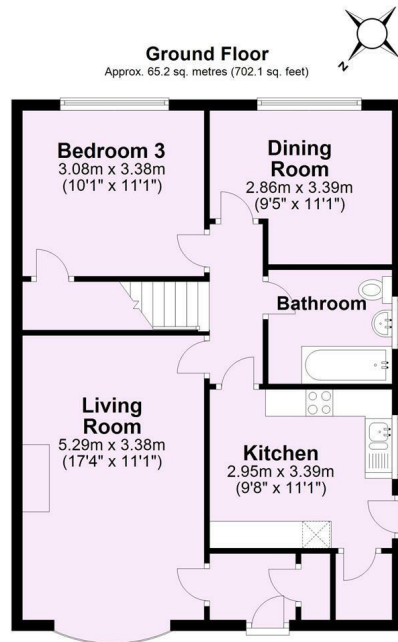


- 3 Bedroom Semi-Detached Property
- Kitchen
- 2 Reception Rooms
- Ground Floor Bathroom. 1st Floor WC
- Garage + Off Road Parking
- Low Maintenance Gardens
- Highly Regarded Village
- No Onward Chain
- EPC: D
- Call Hudson Moody to View

Guide Price £299,500

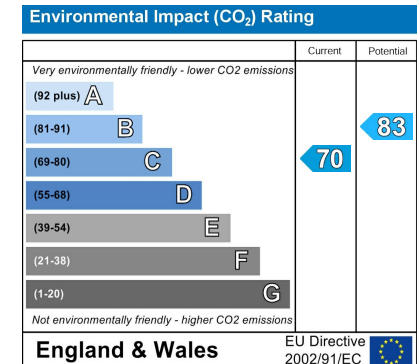
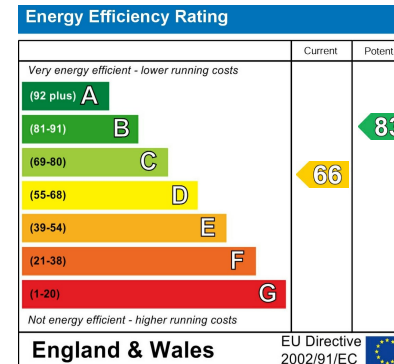
Tenure: Freehold





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

For Illustrative Purposes Only - not to scale
Representations Only



**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.

**58 Micklegate
York
North Yorkshire
YO1 6LF**

01904 650650