



HUDSON  
MOODY

9 Holly Tree Lane, Dunnington, York YO19 5RD



An immaculately presented EXTENDED 3 bedroom bungalow with impressive kitchen and bathroom; standing on a lovely CORNER PLOT a short stroll from local shops and amenities. Conveniently offered with NO ONWARD CHAIN.

An entrance porch leads into a highly impressive kitchen breakfast room; fitted with an extensive range of units. Integral items include: Integral oven and grill, electric hob with extractor over and washing machine. Side access. Beyond is a light and spacious living room including front elevation bay and dining room (or additional bedroom) beyond. From the inner hall are two bedrooms, fitted storage wardrobes en-route to a large house bathroom which includes a modern bath with free standing separate power shower. A second sitting room, conservatory and additional WC completes the accommodation.

Outside the property is approached via a long paved driveway incorporating iron gates; providing generous off road provision for up to 4 vehicles leading an extended carport with garage beyond. There are lawned gardens that sweep from the front to the side of the property and private smaller rear garden enclosed by timber fenced boundaries; designed for low maintenance with a combination of paved and gravelled patio ideal for alfresco style dining. Greenhouse. Timber storage shed.

In summary, a delightful bungalow located in a well regarded road within the village, offering spacious living accommodation throughout.

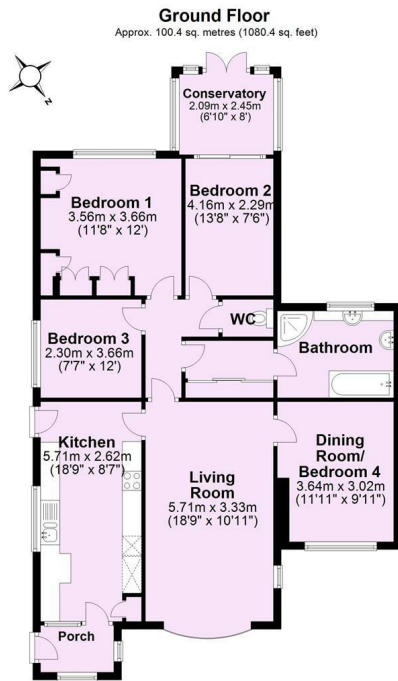


- 3/4 Bedroom Detached Bungalow
- Corner Plot
- Stunning Kitchen Breakfast Room
- Contemporary House Bathroom + Separate WC
- 2/3 Reception Rooms
- Garage + Generous Off Road Parking
- No Onward Chain
- EPC: D
- Call Hudson Moody to View

**Guide Price £375,000**

Tenure: Freehold





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



For Illustrative Purposes Only - not to scale  
Diagram produced using PlanIt.



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			
		66	81
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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