



HUDSON  
MOODY

20 Deerstone Way, Dunnington, York YO19 5RB



**A WELL POSITIONED detached bungalow situated within lovely WESTERLY FACING GARDENS and garaging. Conveniently offered with NO ONWARD CHAIN.**

A front entrance opens into a pleasant entrance hall leading through to a light and spacious living dining room housing a feature coal effect gas fireplace. Off the living room is the kitchen which includes side access to the driveway; fitted with a range of wall and base units incorporating: Bosch oven and gas hob with extractor over, integral low level fridge and washing machine. Inner hall. Two double bedrooms; both enjoying garden views one with cupboard with gas fired combi boiler. House bathroom includes bath with shower over.

Outside to the front the property is approached via a long paved driveway leading up to an attached garage providing ample off road parking provision. There is an attractive front lawn and to the rear a beautifully presented westerly facing lawn; designed with shaped borders and enclosed by timber fenced boundaries.

In summary, a delightful bungalow located in a well regarded road within the village.

The village offers an excellent range of local facilities including a wide range of shops, well regarded Primary school, Sports clubs, pubs, good local walks and regular bus services into the City of York.

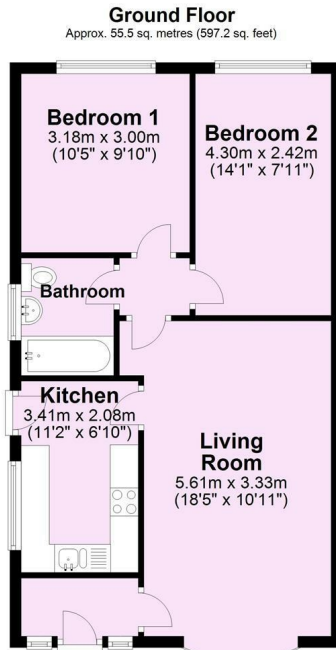


- 2 Bedroom Detached Bungalow
- Highly Popular Village
- Attractive Westerly Facing Gardens
- Garage
- No Onward Chain
- EPC : D
- Village Sports Club , Church + Pub
- Hagg Wood Walks
- Call Hudson Moody to View

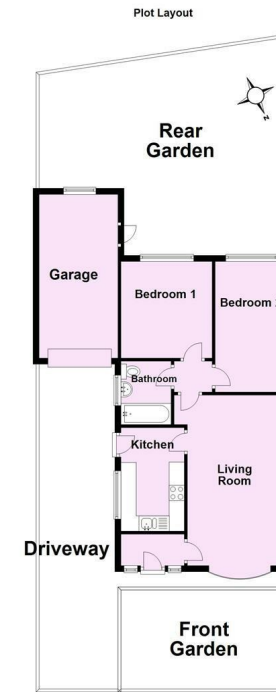
**Guide Price £280,000**

Tenure: Freehold





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



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>66</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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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	

**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.

**16 York Street  
Dunnington  
YO19 5PN**

**01904 489906**