



HUDSON  
MOODY

14 Owlwood Lane, Dunnington, York YO19 5PH





A FAMILY SIZED Sawdon & Simpson house enjoying southeasterly facing gardens. Conveniently offered with NO ONWARD CHAIN.

A welcoming sized entrance hall sets the tone for this well proportioned family house. Coats cupboard and WC. To the front of the property is a light and spacious living room with large bay window and under stairs storage. To the rear is a kitchen breakfast room with space for a table with door to the adjoining dining room with conservatory beyond. An additional door from the kitchen provides driveway access. To the first floor are four bedrooms and house bathroom plus en-suite.

Outside a block paved driveway provides ample off road parking leading up to an attached garage. To the front of the property is a lawned garden with shaped borders. To the rear is a southeasterly facing garden enclosed by timber fenced boundaries. Immediately to the rear of the property is a paved patio with space for table and chairs.

In summary, a family size home in a choice position within the highly popular village of Dunnington, offering both spacious and versatile living accommodation.



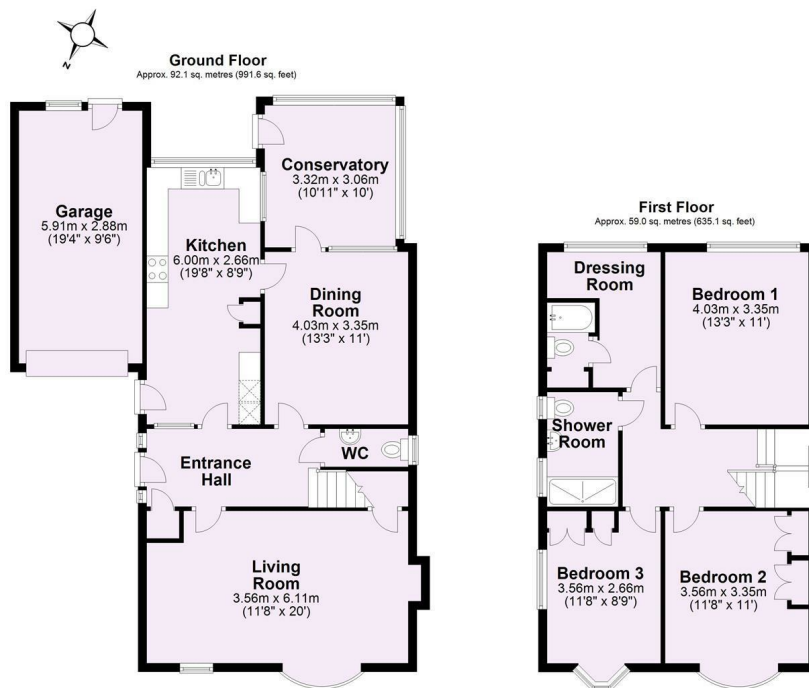


- 4 Bedroom Detached House
- Opportunity to Modernise
- Private South Easterly Facing Gardens
- Attached Garage
- Fulford School Catchment
- Sought After Location
- No Onward Chain
- EPC: C
- Call Hudson Moody to View

**Guide Price £450,000**

Tenure: Freehold

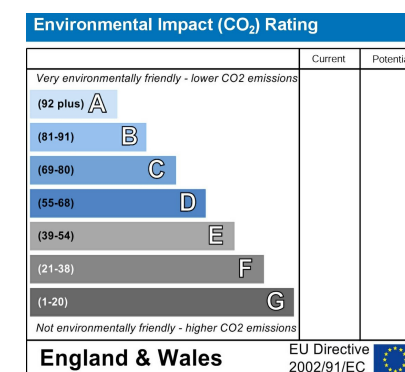
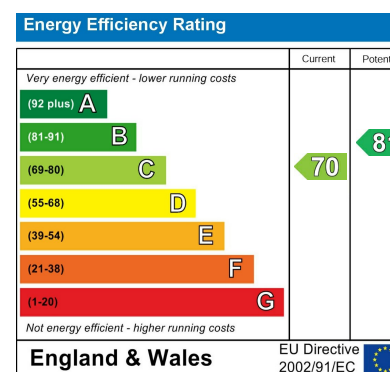




For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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.

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