



HUDSON
MOODY

Sunnyville Back Road, Newton On Derwent, York YO41 4BZ



An opportunity to purchase a unique detached bungalow with extensive parking including DOUBLE GARAGE. Sitting in just under ONE ACRE of land surrounded enjoying lovely COUNTRYSIDE VIEWS. Well positioned on the edge of this highly regarded village with excellent access to both the City of York and east coast.

A well proportioned lifestyle property ideal for those seeking greater outside space.

Accommodation comprises: Entrance Hall -- Kitchen -- Conservatory -- Living Dining Room + Log Burning Stove & Garden Access -- 3 Double Bedrooms -- House Bathroom.

Outside: The property is approached via a set of double wooden gates entering into a long gravel driveway leading up to a detached double garage. There is a front lawned garden with large side paddock beyond incorporating a variety of fruit trees including plum, apple and pear varieties, enclosed by predominantly post and rail timber fencing. To the rear is a smaller garden incorporating wooden arbor, brick built barbecue and timber storage shed.

In summary: a versatile property likely to appeal to a wide variety of buyers.

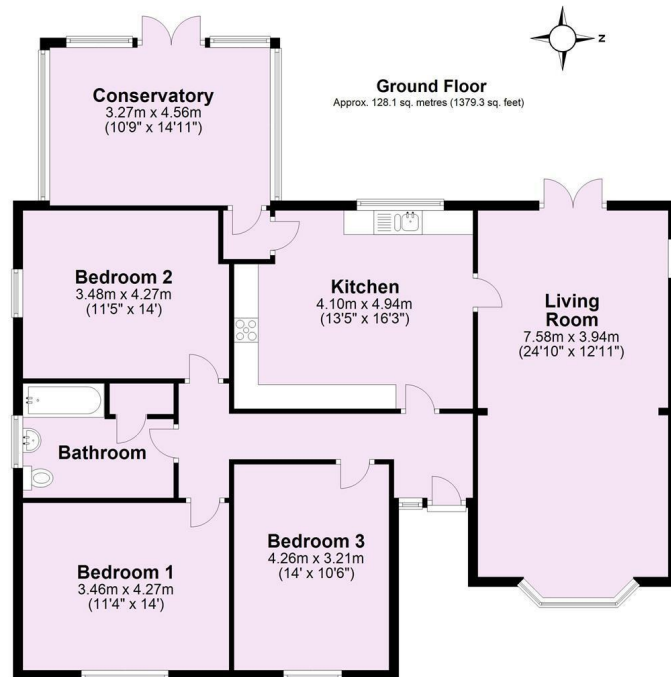


- 3 Bedroom Detached Bungalow
- Lovely Open Countryside Views
- Plot Size Just Under 1 Acre
- Double Garage. Extensive Parking
- Solar Panels
- Positioned on Edge of Highly Regarded Village
- EPC: D
- Call Hudson Moody to View

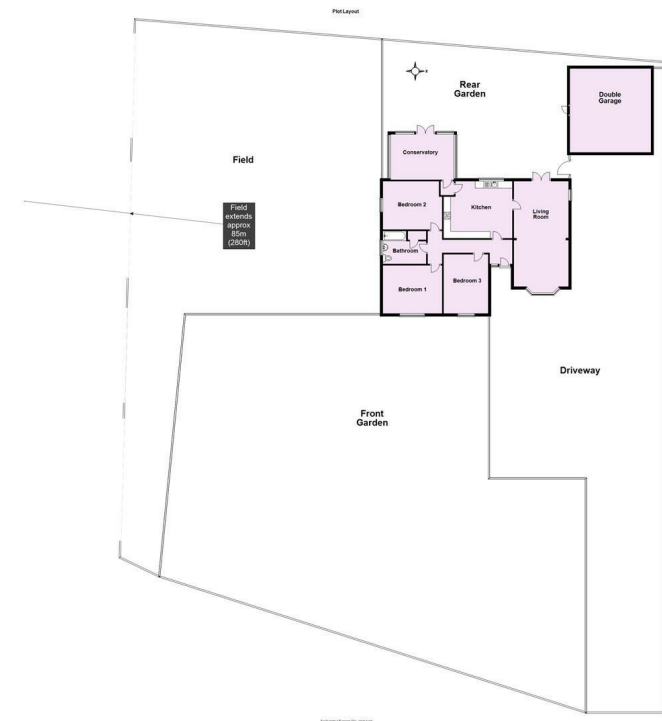
Guide Price £595,000

Tenure: Freehold





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



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

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