



HUDSON  
MOODY

33 Springbank Avenue, Dunnington, York YO19 5PZ





An opportunity to modernise a three bedroom semi-detached property with GOOD SIZED GARDENS and GARAGING. Conveniently offered with NO ONWARD CHAIN.

Accommodation comprises:

Entrance Hall + coats cupboard, Living Room, Inner Hall, Bedroom 3/Office, Kitchen Diner enjoying garden views plus side access.

First Floor: Two double bedrooms, bathroom housing gas fired boiler, separate WC, eaves storage cupboard.

Outside: A long driveway provides ample off road parking provision leading up to a detached garage. There is a front and good sized rear garden; both predominantly laid to lawn enclosed by timber fenced boundaries.

In summary a versatile home; located within a highly popular village location that is likely to appeal to a wide range of buyers.





- 3 Bedroom Semi-Detached Property
- Opportunity to Modernise
- Good Sized Garden
- Garage
- Fulford School Catchment
- No Onward Chain
- Call Hudson Moody to View
- EPC: D

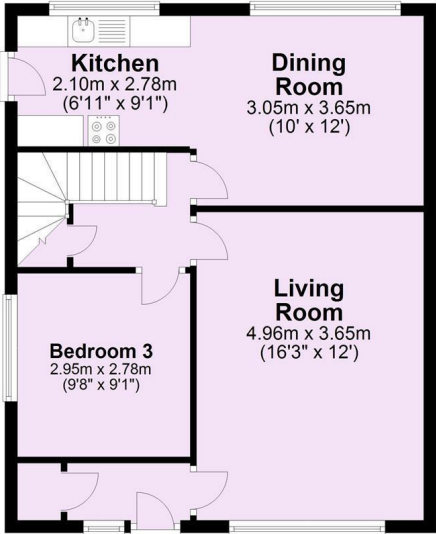
**Guide Price £280,000**

Tenure: Freehold



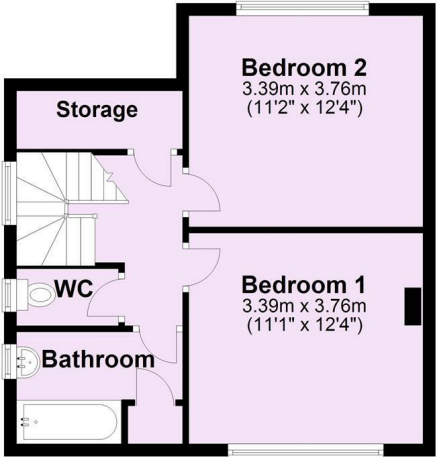
Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



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

Plot Layout



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Plan produced using PlanUp.



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<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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.
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