



HUDSON
MOODY

The Water Tower Church Balk, Dunnington, York YO19 5PR



A superbly positioned, iconic three storey converted water tower with STUNNING PANORAMIC VIEWS

If you're looking for a property that's a little different then you might be interested in this bespoke converted water tower; constructed in 1937.

Accommodation comprises: Impressive entrance hall with noticeably high ceilings combined with distinctive hexagonal shaped windows plus herring bone style Oak flooring -- Office with Hammond fitted furniture -- WC -- Under-stairs storage -- double pine doors open into the hub of the property; a stunning 'open plan' fitted kitchen diner including breakfast bar with quartz tops offering excellent sociable space, including family living area. The room also benefits from a series of windows enjoying garden views and access plus wall mounted feature electric fireplace -- Utility room with side garden access complimented by granite tops.

1st floor: a 3 way split staircase provides access to 4 double bedrooms. The main bedroom benefits from exposed roof trusses and en-suite shower room -- modern house bathroom which includes a shower over the bath plus bidet.
2nd floor: a spiral staircase with iron railings leads to a large 2nd floor living room with its distinctive circular shape and series of windows offering far reaching Wold views and in the winter months enjoys views towards both York Minster and The White Horse in the North Yorkshire Moors.

Outside: the property is approached via twin iron gates entering in to an extensive paved driveway providing generous off road parking provision with detached double garage. To the rear of the property are lovely lawned gardens enclosed by a combination of hedge and fenced boundaries, flanked within by well stocked borders and some raised vegetable beds. Immediately to the rear of the property a paved sun patio spans the full width of the property. To the far corner is a versatile office/gym/music room with adjacent timber decked patio and Oak tree. Timber pergola. Additional decked patio. Timber storage shed.

In summary: a highly unique property likely to appeal to buyers seeking a property that certainly stands out from the crowd.

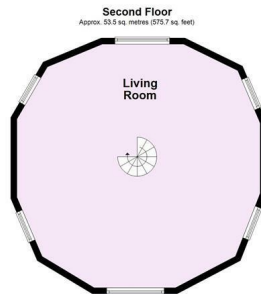
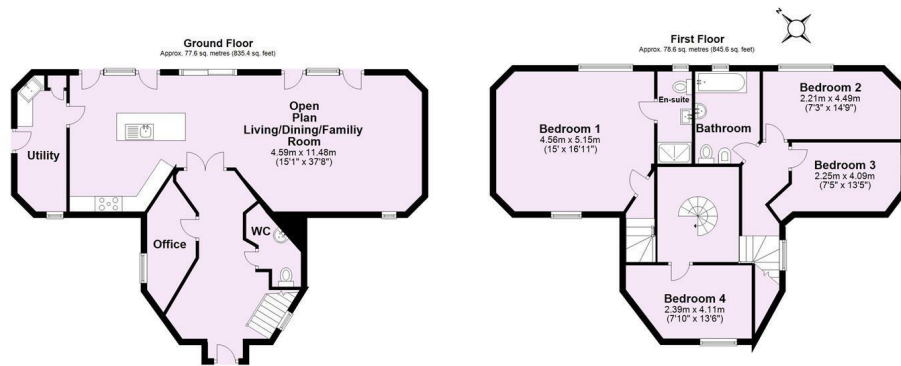


- Iconic Converted Water Tower
- Stunning 360 degree Views
- Private Lawned Gardens
- Open Plan Kitchen Diner Family Room
- En-Suite + House Bathroom
- Garden Office/Gym
- Double Garage + Extensive Off Road Parking
- FulFord School Catchment
- EPC: D
- Call Hudson Moody to View

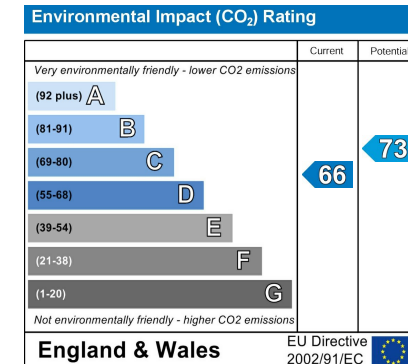
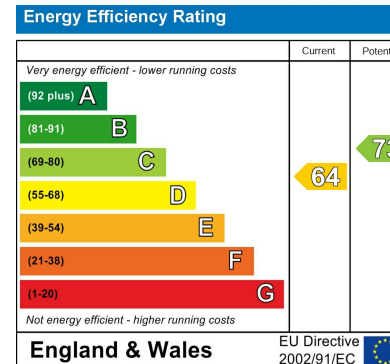
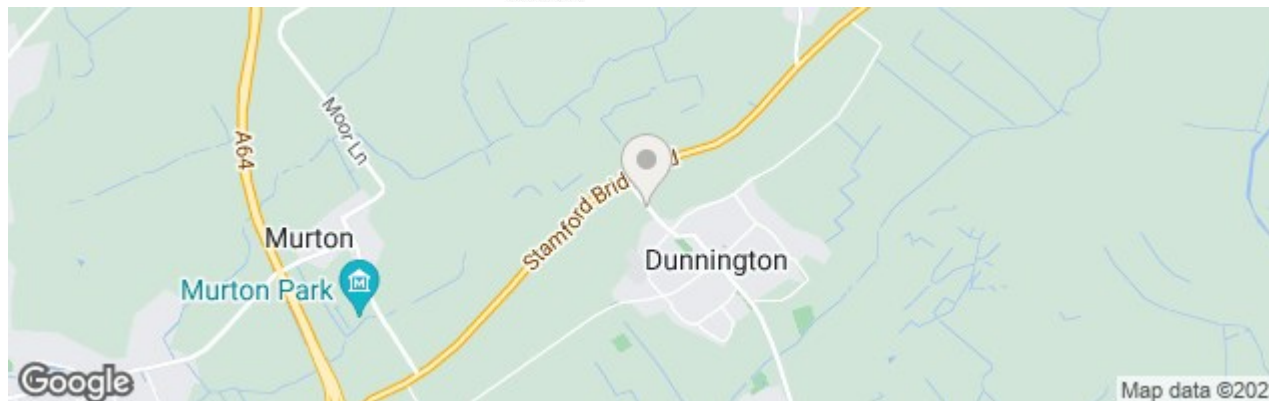
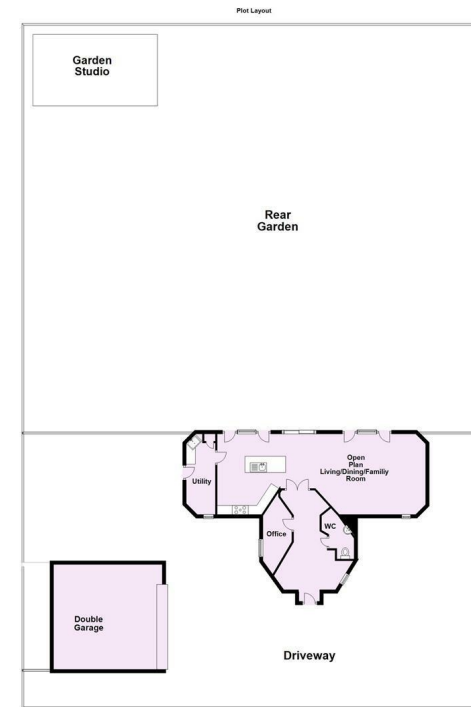
Offers In Excess Of £900,000

Tenure: Freehold





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



**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