



HUDSON  
MOODY

45 Church Lane, Dunnington, York YO19 5QB



**A SEMI DETACHED FAMILY HOME.** Situated in the popular area of **DUNNINGTON** lying to the **EAST OF YORK** within easy reach of **YORK CITY CENTRE** and **YORK UNIVERSITY \*\*\* No onward chain \*\*\***

This three bedroom home is well maintained and has previously been extended to create additional ground floor living space.

A noticeably spacious entrance hall with under stairs storage leads into a light living room with bay window and coal effect gas fire. Sliding French doors provide access to a covered patio/garden room. To the rear of the property is a well proportioned and impressive kitchen diner. The modern kitchen offers an integral double oven, electric hob with extractor over plus integral tall standing fridge freezer and dishwasher.

To the first floor there are two double bedrooms and a further single bedroom all served by the house bathroom which includes shower over the bath. Two of the bedrooms benefit from storage cupboards.

Outside is a good sized garden comprising lawned pathways with extensive planted borders, fir and conifer tree enclosed by a combination of hedge and fenced boundaries. To the side of the property is a garage plus side path incorporating timber gate linking front and rear. To the front is a paved driveway providing off street parking for one vehicle, plus storm porch and garden with large azaleas stocked flower bed. Timber storage shed.

In summary: a well positioned property located opposite the local village Primary school; likely to appeal to a wide variety of buyers.

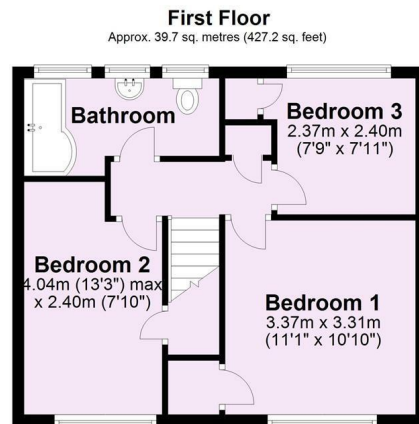
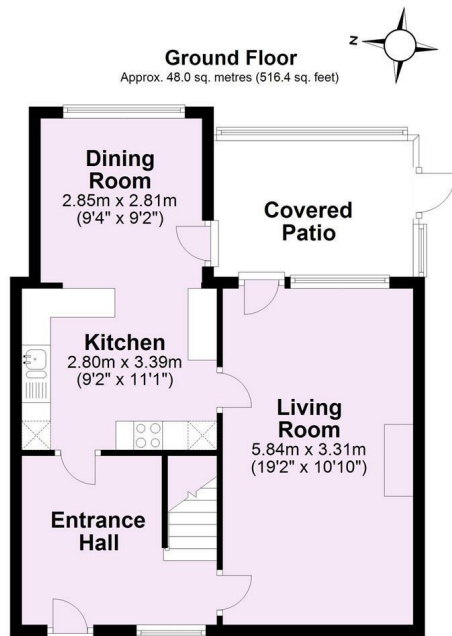


- Traditional Semi-Detached Family Home
- Modern Kitchen Diner. Living Room
- Opportunity to Modernise House Bathroom
- Garage + Off Road Parking Space
- Private Gardens
- Fulford School Catchment
- EPC: D
- Call Hudson Moody to View

**Guide Price £275,000**

Tenure: Freehold

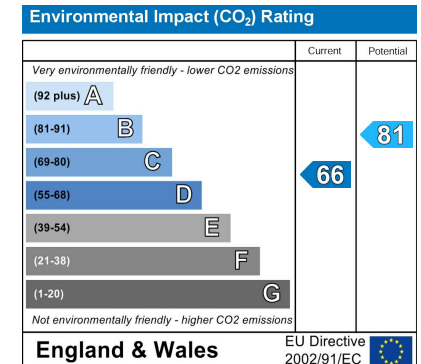
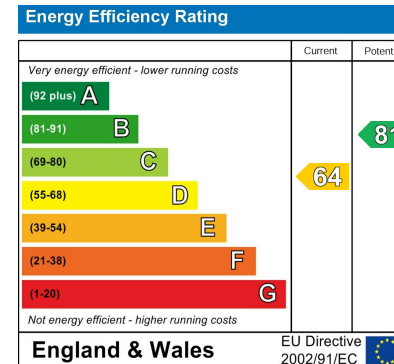




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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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