



HUDSON
MOODY

32 Water Lane,, Dunnington, York YO19 5NS



A beautifully presented property with lovely SOUTHWESTERLY FACING GARDENS located in one of York's most popular villages.

This immaculately presented property is approached by a welcoming side entrance hall. There is a good sized living room to the front elevation which houses a large bay window and wood burning stove. To the rear is a stunning modern kitchen enjoying garden views, which incorporates a double Bosch oven/grill, Bosch induction hob with extractor over, integral fridge freezer and Neff dishwasher, plus washer and dryer. Adjacent to the kitchen is a large dining room with French doors providing patio access. Ground floor WC.

To the first floor are 4 good sized bedrooms plus contemporary house bathroom which includes a shower over the bath. Storage cupboard.

Outside: The property is approached via a block paved driveway providing ample off road parking provision leading up to an attached garage. To the rear is an attractive southwesterly facing rear garden with paved sun patio lying immediately to the rear of the property. A matching pathway flanks both sides of the property. Timber storage shed.

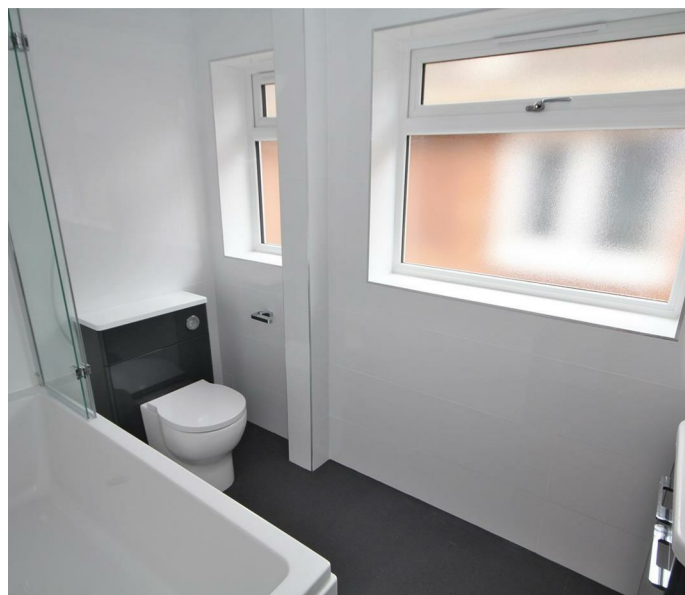
In summary: a versatile property likely to appeal to a wide range of buyers.



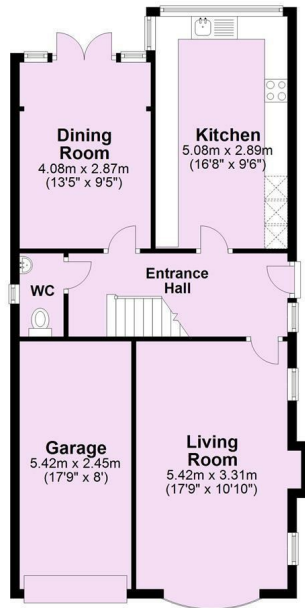
- 4 Bedroom Detached Family House
- 4 Good Sized Bedrooms
- Modern Kitchen + Bathroom
- Lovely Southwesterly Facing Gardens
- Garage + Off Street Parking
- Fulford School Catchment
- EPC: C
- Call Hudson Moody to View

Price £450,000

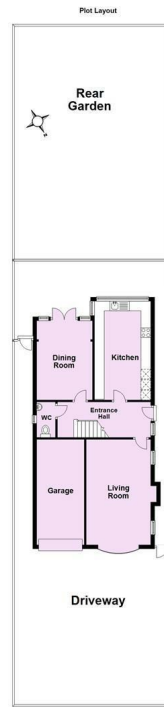
Tenure: Freehold



Ground Floor
Approx. 70.7 sq. metres (760.6 sq. feet)



First Floor
Approx. 61.2 sq. metres (659.3 sq. feet)



For Illustrative Purposes Only - not to scale
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		71	83
	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		73	83
	EU Directive 2002/91/EC		

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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.
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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16 York Street
Dunnington
YO19 5PN

01904 489906