



HUDSON  
MOODY

2 Spring Bank Avenue, Dunnington, York YO19 5PZ





A rare opportunity to purchase a well proportioned bungalow standing on PRIME CORNER PLOT; well positioned for access to local shops and amenities. Conveniently offered with NO ONWARD CHAIN.

A storm porch leads into a welcoming sized entrance hall with coats cupboard and separate storage cupboard from which all rooms are accessed. There is a noticeably light and pleasant dual aspect living room including front elevation bay window and feature gas fireplace. The property also benefits from a good sized open plan 'L' shaped kitchen diner which is fitted with a range of units incorporating an electric hob, extractor hood, integral oven, space for dishwasher washing machine with office area beyond. Rear garden views and access. There are three good sized bedrooms; the two larger incorporate fitted wardrobes and a good sized house bathroom which includes a bath and double width shower cubicle. Additional separate WC.

Outside to the front are generous sized front and side lawned gardens enclosed by a low brick wall with gated pathway to the front entrance. There is a smaller rear garden enclosed by timber fenced boundaries; flanked within by well stocked shrubs and borders. A block paved driveway leads to a detached single garage which provides ample off road parking provision. Greenhouse.

In summary a bungalow offering much potential to modernise located in an enviable location within a very highly regarded village.





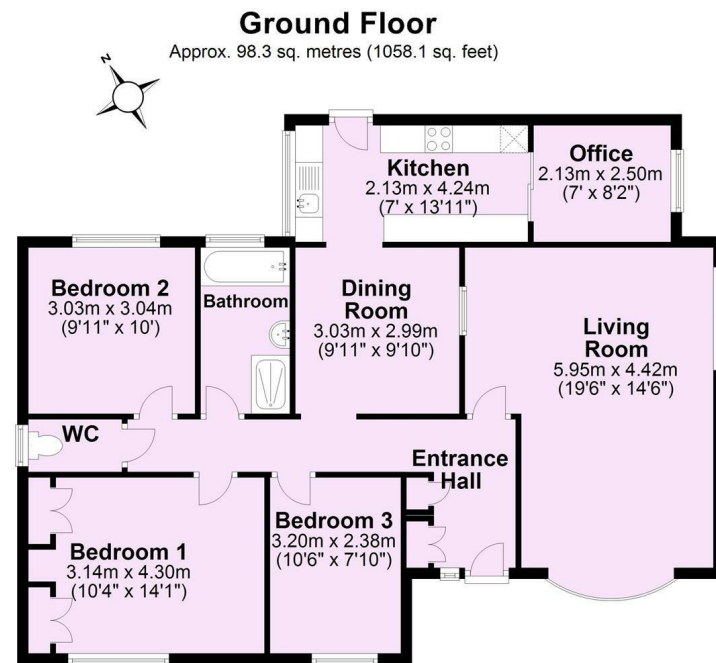
- 3 Bedroom Detached Bungalow
- Superb Corner Plot
- 'L' Shape Kitchen Diner
- Light & Spacious Living Room
- House Bathroom includes Shower. Separate WC.
- Garage
- No Onward Chain
- EPC : D
- Call Hudson Moody to View

**Price £375,000**

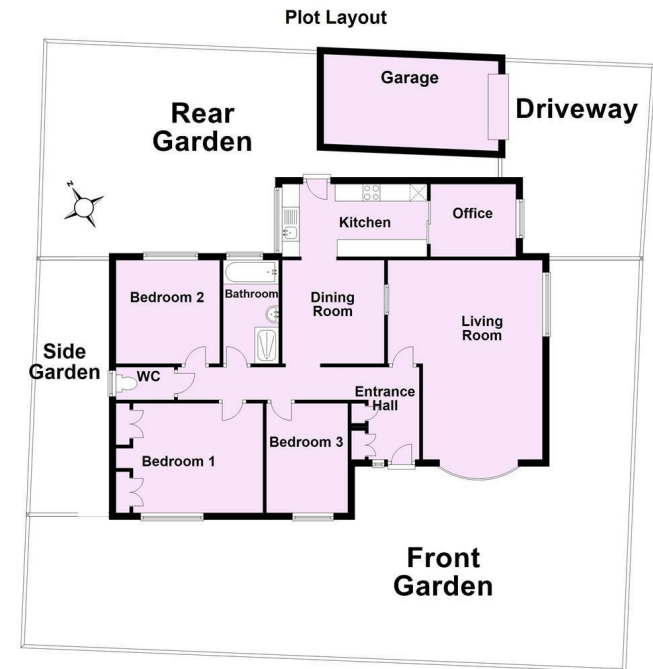
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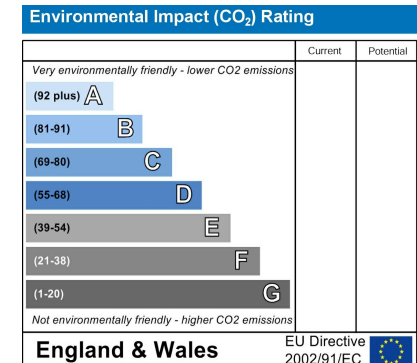
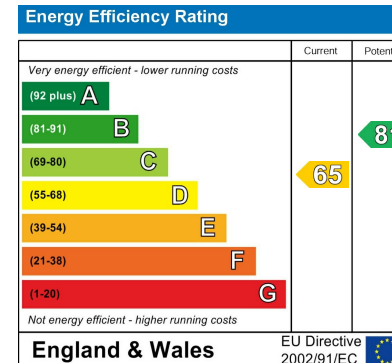




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Plan produced using PlanUp.



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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.
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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