



HUDSON  
MOODY

14 Ox Calder Close, Dunnington, York YO19 5RJ



**A lovely FAMILY SIZED home complimented by attractive SOUTHWESTERLY facing gardens and DOUBLE GARAGING.**

A welcoming sized side entrance hall sets the tone for this well proportioned family house from which all reception rooms are accessed. This includes to the front of the property a light and spacious living room including large bay window and feature fireplace. Under stairs storage. The kitchen breakfast room is fitted with a range of units and enjoys rear garden views. There is space for an oven and washing machine. A separate adjacent dining room includes rear patio access. Ground floor WC.

To the first floor are four good sized bedrooms and a house bathroom which includes shower over the bath. A fully boarded loft with loft ladder and lighting provides additional storage space.

Outside a block paved and gravel driveway provides ample off road parking leading up to an attached double garage with electric door. There is a front and lovely rear lawned garden (approx 12 meters long x 14 meters wide), enclosed by a combination of hedge and timber fenced boundaries; flanked by well stocked decorative borders incorporating a variety of shrubs and plants. Immediately to the rear of the property is a paved patio. Feature pond. An iron side gate and path link front and rear.

In summary, a rare opportunity to purchase a property with lovely gardens and located within a very sought after village.

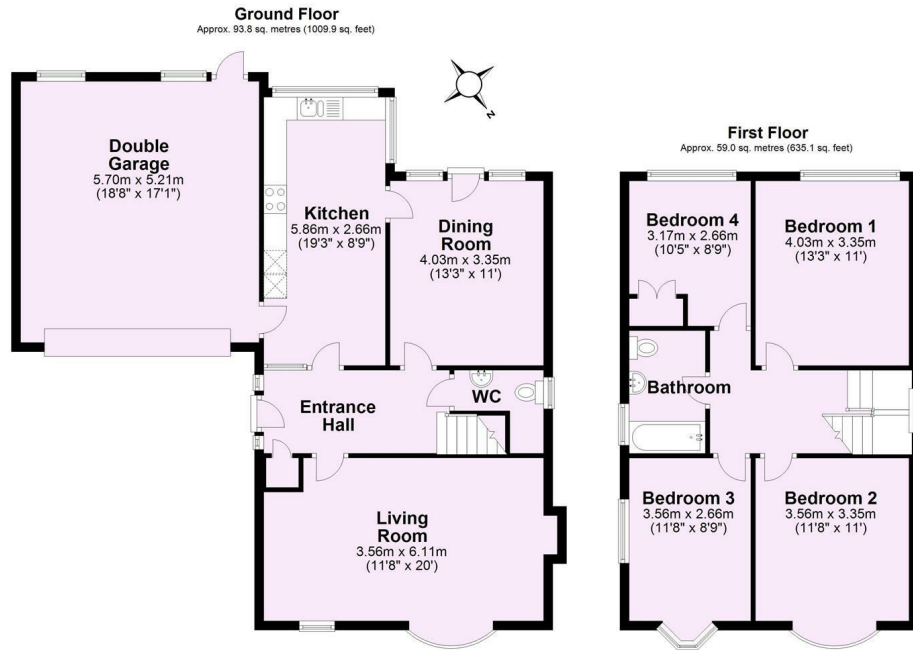


- 4 Bedroom Detached House
- Good Sized Gardens
- Double Garage
- Well Positioned - End of Cul-De-Sac
- Opportunity to Modernise + Extend Subject to Planning
- Fulford School Catchment
- EPC: C
- Call Hudson Moody to View

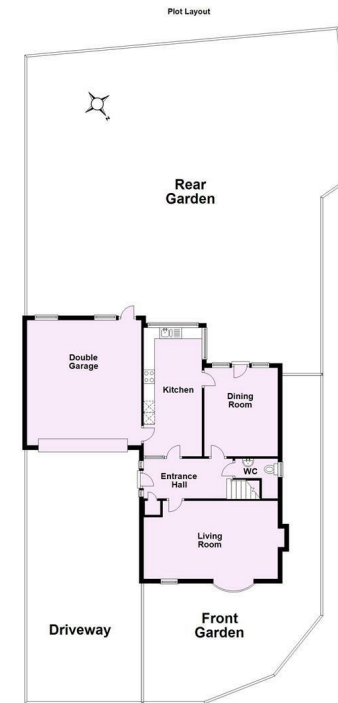
**Guide Price £525,000**

Tenure: Freehold





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

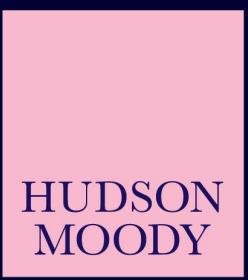


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Diagram produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.
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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