



HUDSON
MOODY

70 Kerver Lane, Dunnington, York YO19 5SH



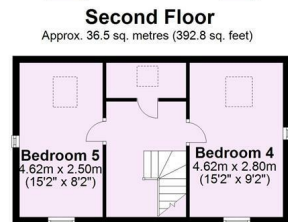
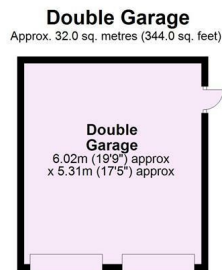
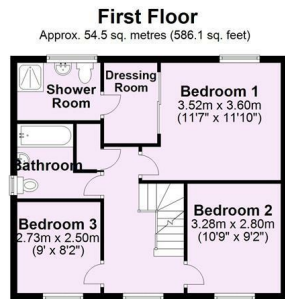
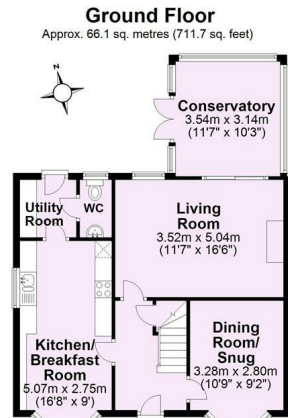
A fine 5 bedroom executive detached house located in a highly popular village only 4 miles to the east of York City Centre; complimented by PRIVATE GARDENS and DOUBLE GARAGE. Conveniently offered with NO ONWARD CHAIN.



Accommodation:

- 5 Bedroom Detached House Over 3 Floors
- Located in the Popular Kerver Lane Estate. End of Quiet Cul-De-Sac
- Double Garage + Generous Off Road Parking
- Contemporary Kitchen Breakfast Room. Utility
- En-Suite + House Bathroom
- Well Regarded Village Primary School. Fulford School Catchment
- Excellent Local Amenities & Sports Clubs. Hagg Wood Walks
- **Guide Price of £25,000**
- EPC: C. Call Hudson Moody to View
- Tenure: Freehold





Total area: approx. 189.0 sq. metres (2034.7 sq. feet)

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



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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	EU Directive 2002/91/EC	70	79

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			
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Not environmentally friendly - higher CO ₂ emissions			
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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.

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