



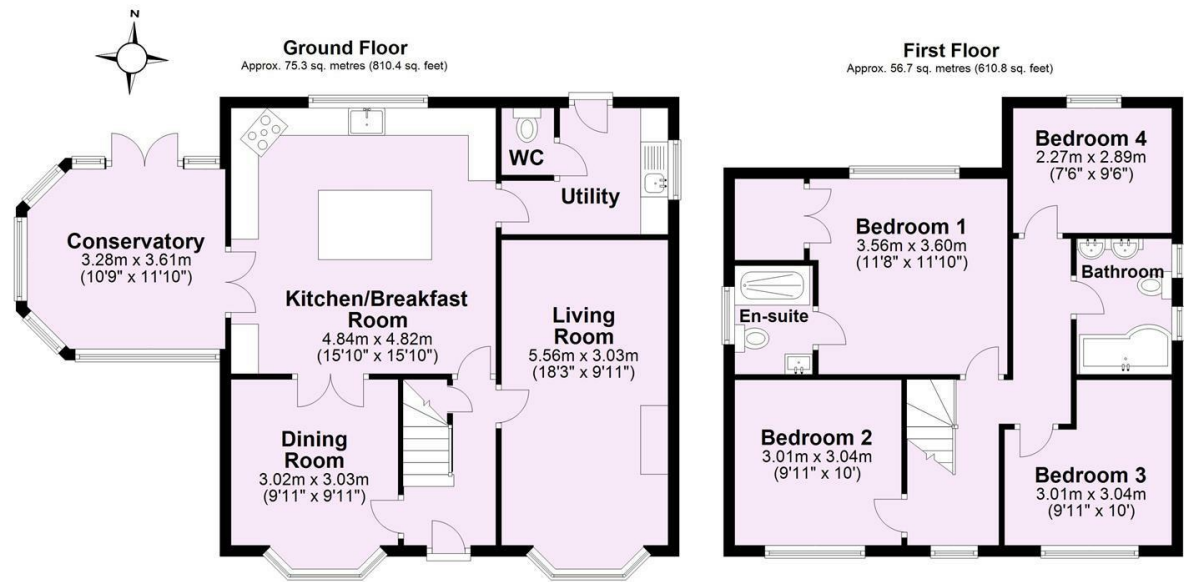
HUDSON  
MOODY

Ashfield House Hull Road, Dunnington, York YO19

5LR

A beautifully presented FOUR BEDROOM DETACHED HOUSE benefiting from a DOUBLE GARAGE and GENEROUS SIZED PRIVATE PLOT. The property is situated on the edge of the sought after village of Dunnington.

- 4 Bedroom Detached Family Sized Property
- Private Position on the Edge of Dunnington Village
- Good Sized Plot. Lawned Gardens
- Double Garage + Gate Entrance +Off Road Parking
- Superb Kitchen
- Contemporary House Bathroom + En-Suite. Ground Floor WC
- Gated Entrance
- Fulford School Catchment. Hagg Wood Walks
- Excellent Local Amenities + Sports Clubs. Regular Bus Route to York City Centre
- EPC: D



Total area: approx. 132.0 sq. metres (1421.2 sq. feet)

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

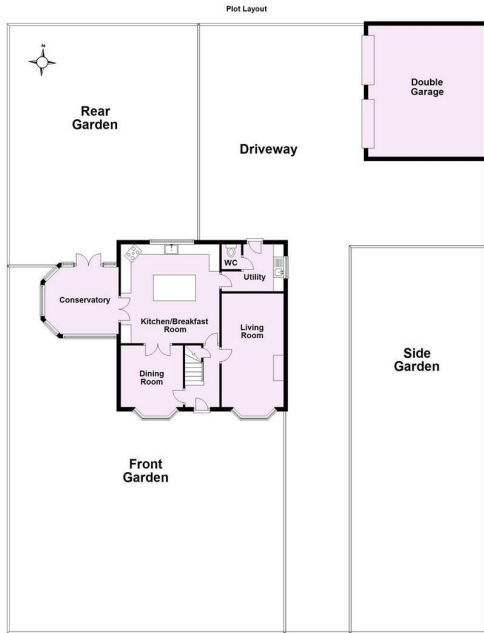
**Price £550,000**

**Tenure: Freehold**

**Council Tax Band: F**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 489906**

**property@hudson-moody.com**