



HUDSON
MOODY

12 York Street, Dunnington, York YO19 5PN



A charming two bedroom terrace house with low maintenance rear garden; close to the centre of the highly regarded village of Dunnington.

A front entrance door leads into a light and spacious living room with feature brick fireplace set on a quarry tiled hearth. Under stairs storage cupboard. There is a modern fitted kitchen including dining area with fitted wall and base units incorporating electric oven and hob plus space for a large fridge freezer and slimline dishwasher. Inner hall with rear access plus a useful utility area. Ground floor bathroom including shower over the bath.

To the first floor are 2 double bedrooms with decorative period style fireplaces.

To the front of the property is a forecourt enclosed within a low brick wall. To the rear is a yard with garden/bike storage cupboard and low maintenance gravelled garden beyond enclosed by timber fenced boundaries.

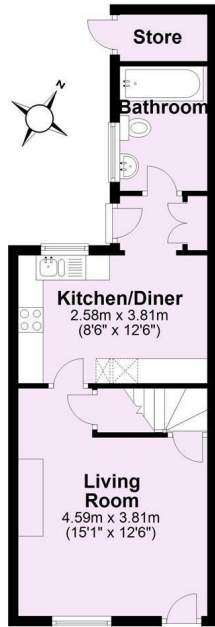


- Attractive 2 Bedroom Terrace Property
- 2 Double Bedrooms
- Living Room + Character Fireplace
- Modern Kitchen Diner
- Ground Floor House Bathroom. Utility Area
- Low Maintenance Rear Garden
- Village with Excellent Local Amenities + Regular Bus Route to York
- Fulford School Catchment
- EPC: C
- Call Hudson Moody to View
Guide Price £235,000

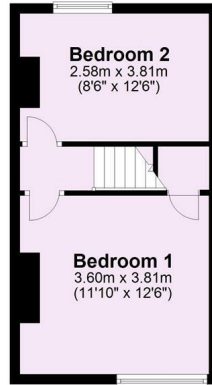
Tenure: Freehold



Ground Floor
Approx. 36.2 sq. metres (390.0 sq. feet)

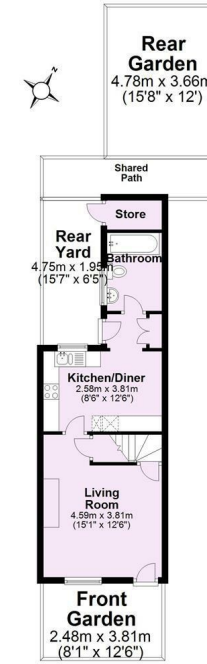


First Floor
Approx. 27.7 sq. metres (298.0 sq. feet)



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

Plot Layout
Approx. 36.2 sq. metres (390.0 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	EU Directive 2002/91/EC	87

Environmental Impact (CO₂) 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	EU Directive 2002/91/EC	87

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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**

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