



11 Church Lane, Dunnington, York YO19 5PT

HUDSON
MOODY

A detached Sawdon & Simpson property with southeasterly facing lawned gardens. Located a short walk from both local shops and walks.

- 3 Bedroom Detached Property
- Planning Consent for Extension to the Property
- 3 Double Bedrooms. Modern House Bathroom
- Open Plan Kitchen Diner Family Room
- Sitting Room + Gas Fireplace. Ground Floor WC.
- Good Sized Lawned Gardens. Patio
- Single Garage including Utility Area
- Well Regarded Village Primary School. Fulford School Catchment
- Excellent Local Amenities & Sports Clubs. Hagg Wood Walks
- EPC: C. Call Hudson Moody to View

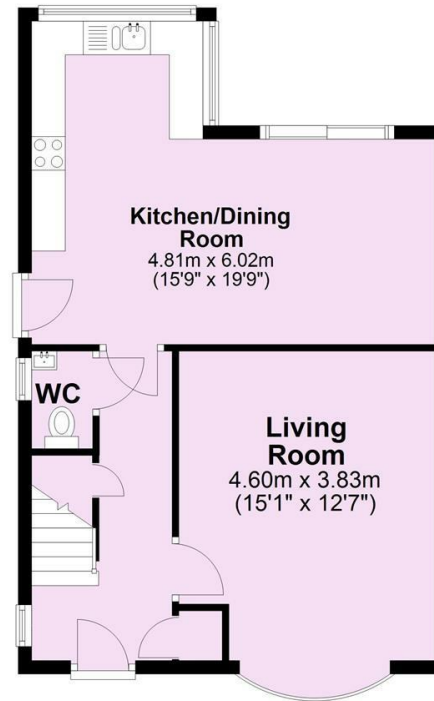
Price £425,000

Tenure: Freehold

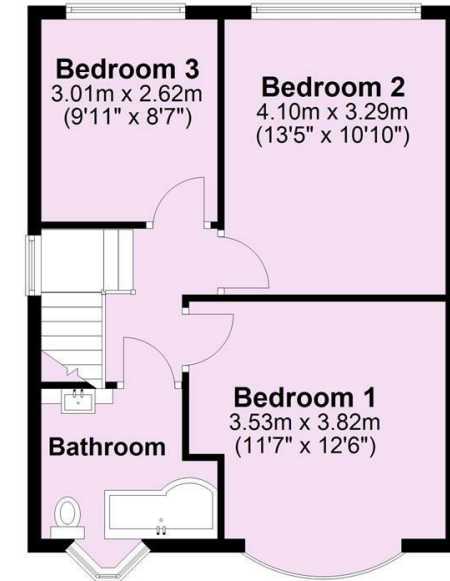
Council Tax Band: D



Ground Floor
Approx. 51.4 sq. metres (553.7 sq. feet)



First Floor
Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 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		72	84
(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	



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
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