



HUDSON
MOODY

35 Garden Flats Lane, Dunnington, York YO19 5NB

A 3 bedroom semi-detached property located on a desirable road offering **POTENTIAL TO REMODEL** and **MODERNISE**. Garden Flats Lane is an attractive residential road, close to all the amenities of Dunnington. The property benefits from garaging and private garden
***** NO ONWARD CHAIN *****

- 3 Bedroom Semi-Detached Bungalow
- Attractive Road within Highly Regarded Village
- Entrance Hall. Living Room. Kitchen
- Ground Floor Bedroom +2 First Floor Bedrooms
- Ground Floor Wet Room
- Single Garage + Off Road Parking
- Lawned Gardens
- Regular Bus Route to York
- Excellent Local Amenities & Sports Clubs. Hagg Wood Walks
- EPC: E. Call Hudson Moody to View

Price £300,000

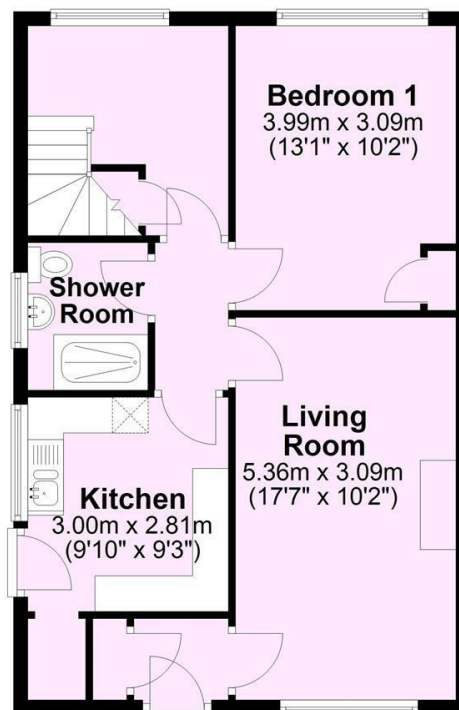
Tenure: Freehold

Council Tax Band: C



Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 sq. feet)







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	



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