



HUDSON
MOODY

6 Pear Tree Lane, Dunnington, York YO19 5QF

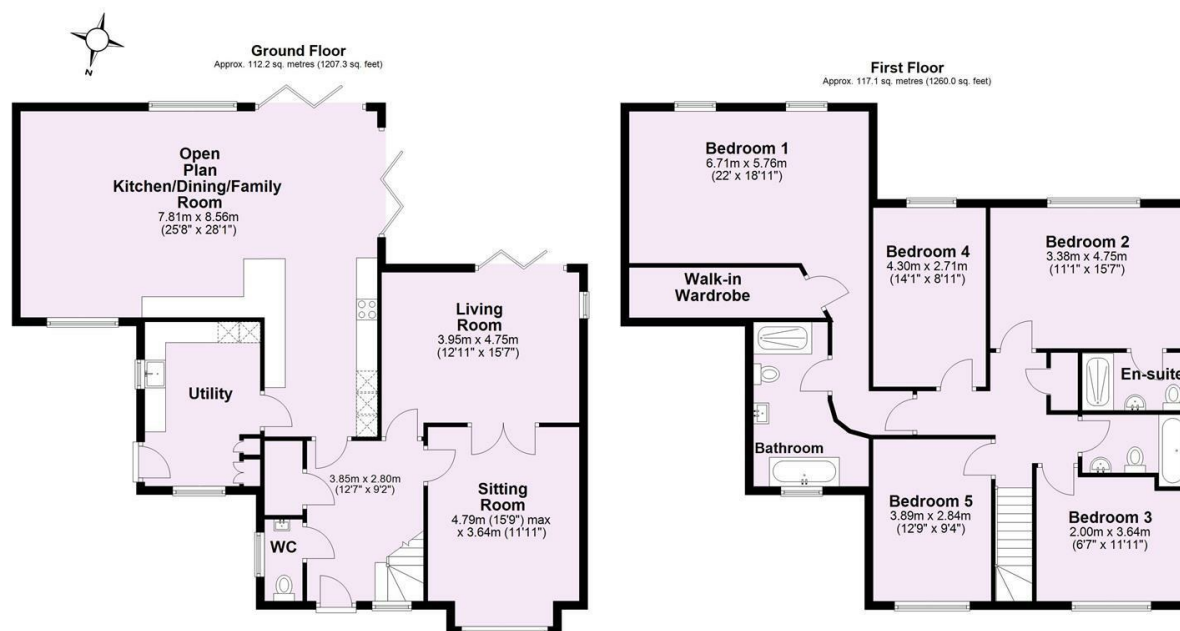
A superbly appointed family home within a highly regarded village with private drive, lovely southerly facing gardens, external office pod and tandem garaging.

- 5 Bedroom Extended Family Sized Property
- Stunning Open Plan Kitchen Diner Family Room + Bi-Fold Doors to the Garden
- Living Room + Double Doors to adjoining Sitting Room/Snug
- Luxury Main Bedroom En-Suite + Large Walk-in Wardrobe
- Additional Bedroom En-Suite. House Bathroom
- Tandem Length Garage (9.9m long x 3.7m wide) + Double Electric Charging Points
- Southerly Facing Lawned + Contemporary Pergola
- External Office Pod
- Excellent Local Amenities & Sports Clubs. Hagg Wood Walks
- Fulford School Catchment. EPC: C

Guide Price £875,000

Tenure: Freehold

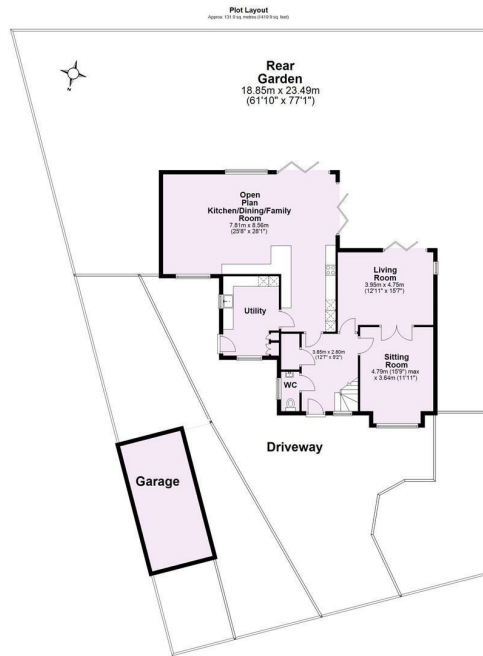
Council Tax Band: F



Total area: approx. 229.2 sq. metres (2467.4 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.

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