



HUDSON
MOODY

23B York Street, Dunnington, York YO19 5PN



An impressive modern end of terrace cottage situated in the heart of a highly popular village. Conveniently offered with NO ONWARD CHAIN.



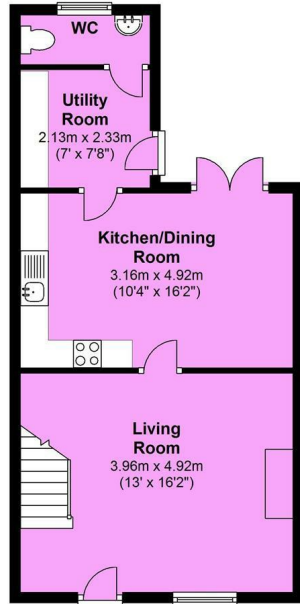
Accommodation:

- 3 Bedroom End Terrace
- Well Presented
- Kitchen Diner + Under floor Heating
- Living Room
- Downstairs Cloakroom + Utility
- Lawned Garden. Off Road Parking for One Vehicle
- Central Village Location
- Village with Excellent Local Amenities + Regular Bus Route to York
- Fulford School Catchment
- Price £260,000
- Ready to View. EPC: C
- Tenure: Freehold



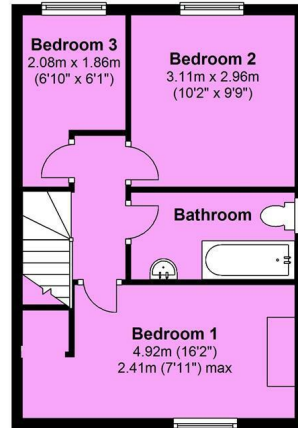
Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 78.9 sq. metres (849.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(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		
	77	
EU Directive 2002/91/EC		
England & Wales		

HUDSON
MOODY

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.

16 York Street
Dunnington
YO19 5PN

01904 489906