



HUDSON  
MOODY

4 The Manor Beeches, Dunnington, York YO19 5PX

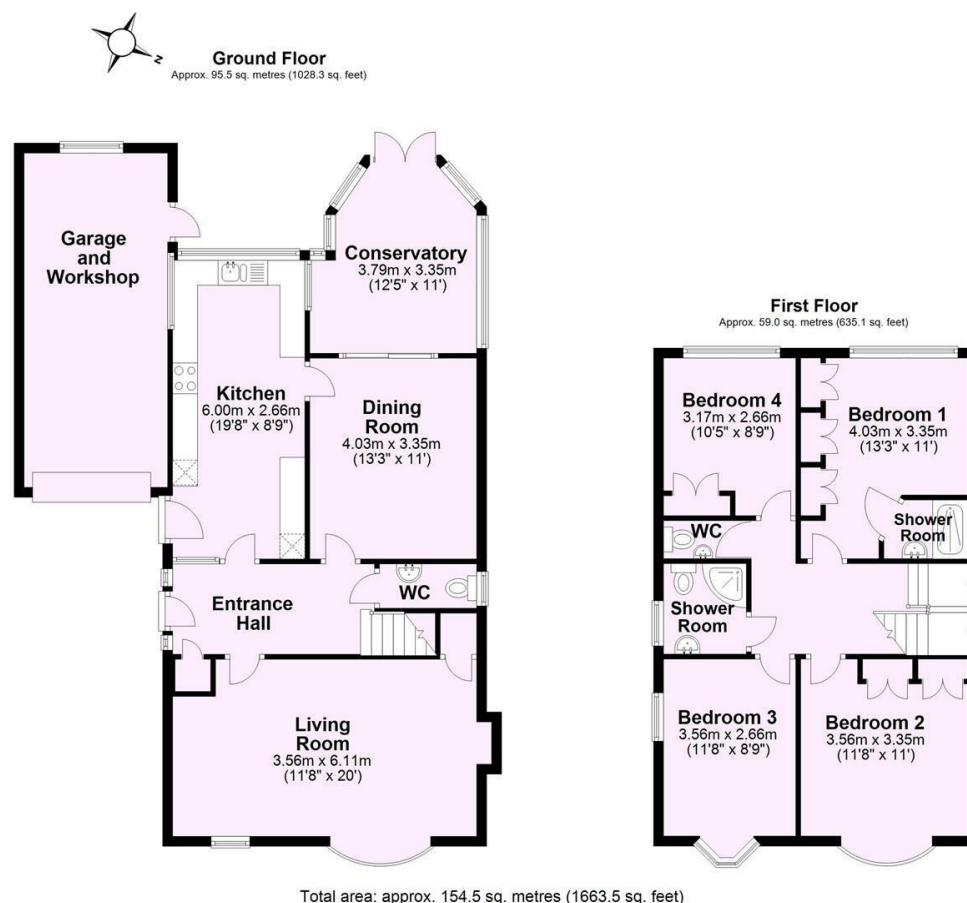
A well presented FAMILY sized home enjoying private enclosed SOUTH WESTERLY FACING GARDENS and garaging.

- 4 Bedroom Detached Family Home
- Lovely Bright Living Room
- Kitchen Breakfast Room. Dining Room. Ground Floor WC.
- House Shower Room. Separate WC + Main Bedroom En-Suite Shower
- Lovely Enclosed Gardens. Large Conservatory
- Garage + Electric Door + Off Road Parking
- Village with Excellent Local Amenities + Regular Bus Route to York
- Fulford School Catchment. Hagg Wood Walks. Route 66 Cycle Route
- EPC: C
- Call Hudson Moody to View

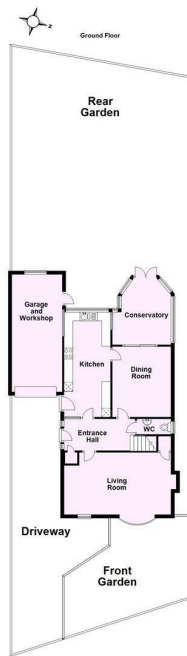
**Guide Price £475,000**

**Tenure: Freehold**

**Council Tax Band: E**







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 69                      | 76        |
| <b>England &amp; Wales</b>                  | 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**