



HUDSON  
MOODY

Nampara York Road, Dunnington, York YO19 5QJ



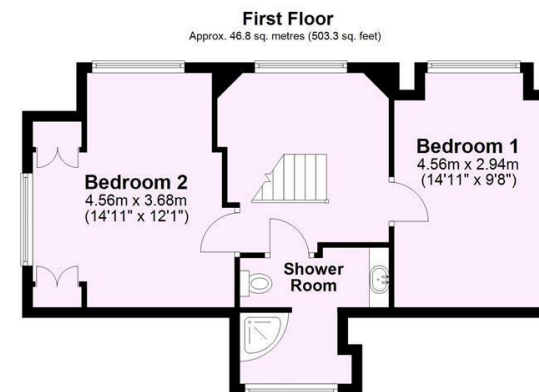
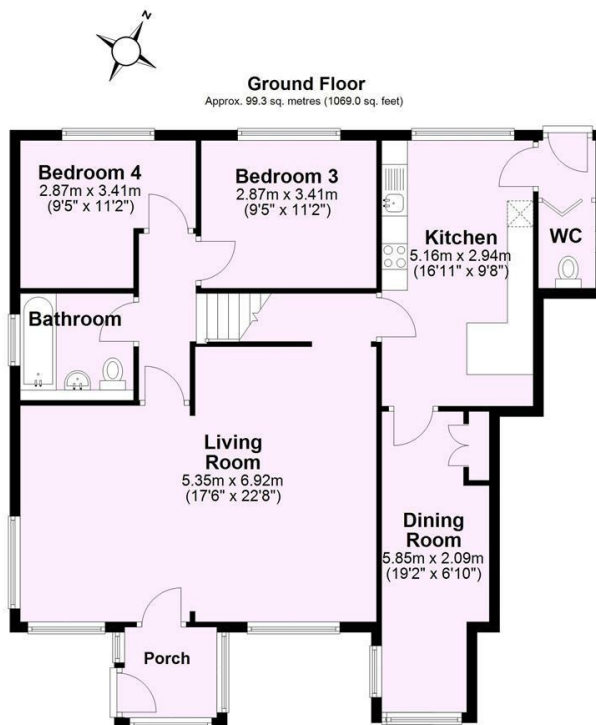
**\*\*\*SEE PROPERTY VIDEO\*\*\*** A well presented FAMILY sized property, standing on a good sized plot enjoying lawned gardens and garaging.  
**\*\*\*VIEWING RECOMMENDED\*\*\***  
 Conveniently offered with NO ONWARD CHAIN.

- 4 Bedroom Detached Family Sized Property. Size 1559ft<sup>2</sup>
- Good Sized Plot + Private Gardens
- Large Garage + Off Road Parking
- Extra Large Open Plan Living/Family Room
- Kitchen Breakfast Room + Dining Room
- Ground Floor Bathroom + 1st Floor Shower Room. Additional Separate WC
- Fulford School Catchment. Hagg Wood Walks
- Excellent Local Amenities + Sports Clubs. Regular Bus Route to York City Centre
- EPC: C
- Call Hudson Moody to View

**Guide Price £450,000**

**Tenure: Freehold**

**Council Tax Band: E**



Total area: approx. 146.1 sq. metres (1572.3 sq. feet)

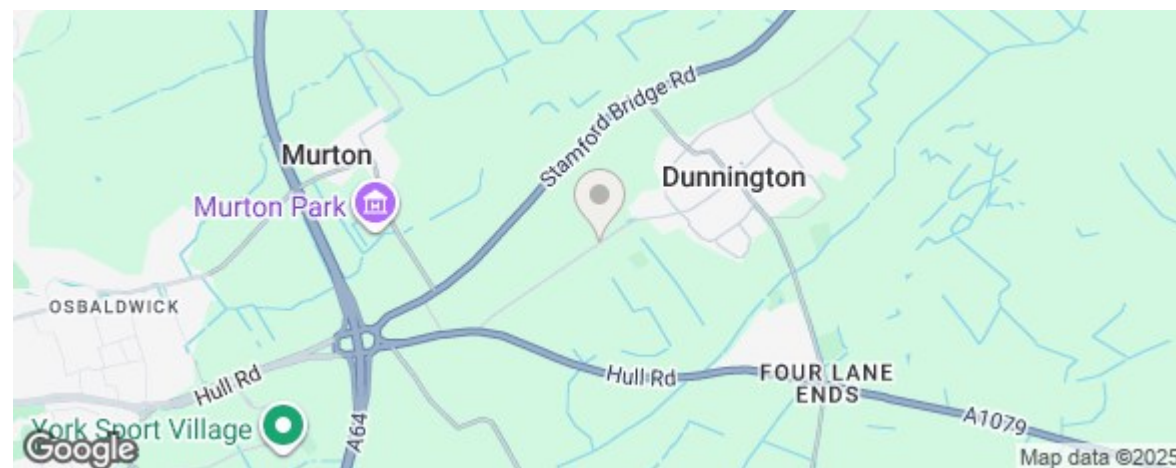








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
<b>England &amp; Wales</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  
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**58 Micklegate  
York  
YO1 6LF**

**01904 489906**

**property@hudson-moody.com**