



83 York Street, Dunnington, York YO19 5QW

HUDSON  
MOODY



OPEN HOUSE. SATURDAY 13TH  
DECEMBER 1300-1430pm. BY  
APPOINTMENT ONLY.

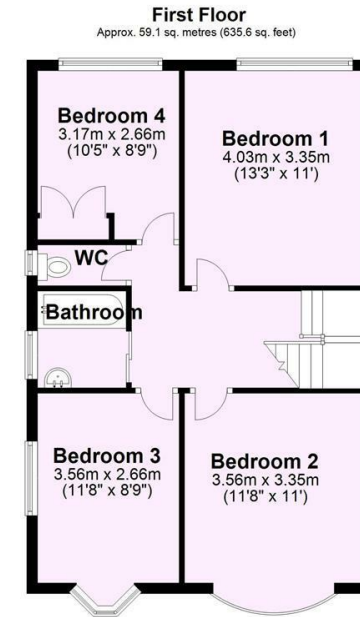
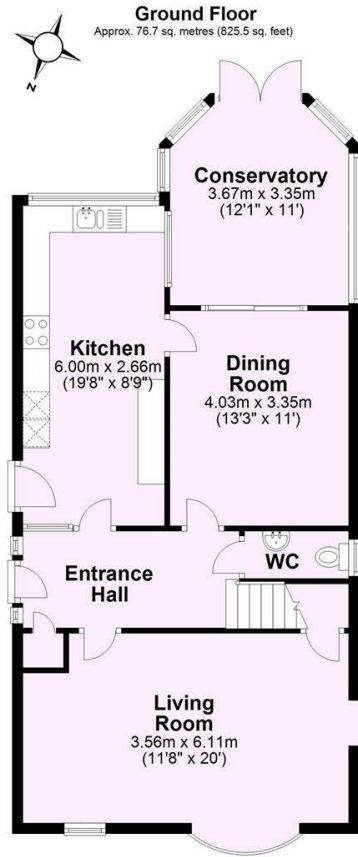
\*\*\* A WELL POSITIONED Sawdon and  
Simpson property offering the opportunity to  
modernise. Complimented by private lawned  
SOUTHEASTERLY FACING GARDENS and  
garaging. Conveniently offered with NO  
ONWARD CHAIN \*\*\*

- 4 Bedroom Detached Property
- Private Lawned Gardens
- Single Garage + Off Road  
Parking
- 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

**Offers Over £400,000**

**Tenure: Freehold**

**Council Tax Band: E**



Total area: approx. 135.7 sq. metres (1461.2 sq. feet)



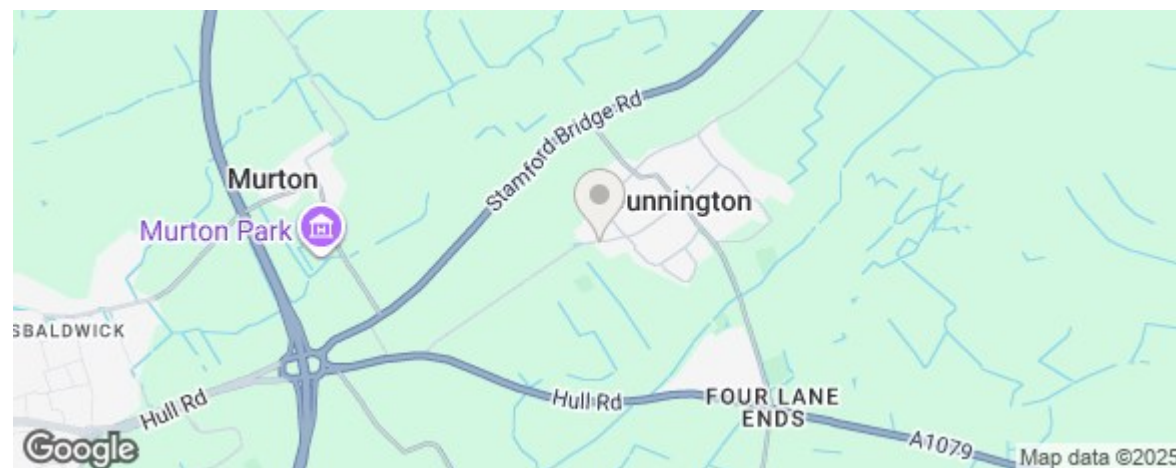








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69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



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#### 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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