



HUDSON
MOODY

Applegarth, 26 Water Lane, Dunnington, York YO19 5NS



A handsome family sized Victorian property believed to date back to the 1860's with pretty southwesterly facing lawned gardens and garaging, located in a highly popular village to the east of the City of York. This lovely character property offers plenty of charm and character including many sash windows and period fireplaces.

The living space comprises a hallway, a light and spacious living room with feature wood burning stove set on a tiled hearth with brick surround plus large bay window to the front elevation. There is a farmhouse style kitchen breakfast room fitted with a range of cream coloured wall and base units. Integral units include oven and grill, plus gas hob. Windows enjoy rear garden views. An adjacent dining room houses an ornate period fireplace set on a brick hearth with lovely sized conservatory beyond. An office/playroom completes the ground floor accommodation.

To the first floor are 4 good sized bedrooms, house bathroom including shower over the bath and an airing cupboard. An en-suite shower room compliments the master bedroom. To the second floor is a loft room plus plentiful boarded eaves storage space.

Outside: the property is approached by a five bar painted timber gate entering into a gravelled driveway providing ample off road parking provision leading up to an attached garage. There is an attractive front garden with well stocked beds enclosed by hedged boundaries and to the rear a generous sized southwesterly facing lawned garden; noticeably private enclosed by hedged boundaries and flanked with decorative borders plus apple tree to one corner. Immediately to the rear of the property is a gravelled patio with space for table and chairs.

In summary a handsome period property located within an attractive road that is likely to appeal in particular to families.

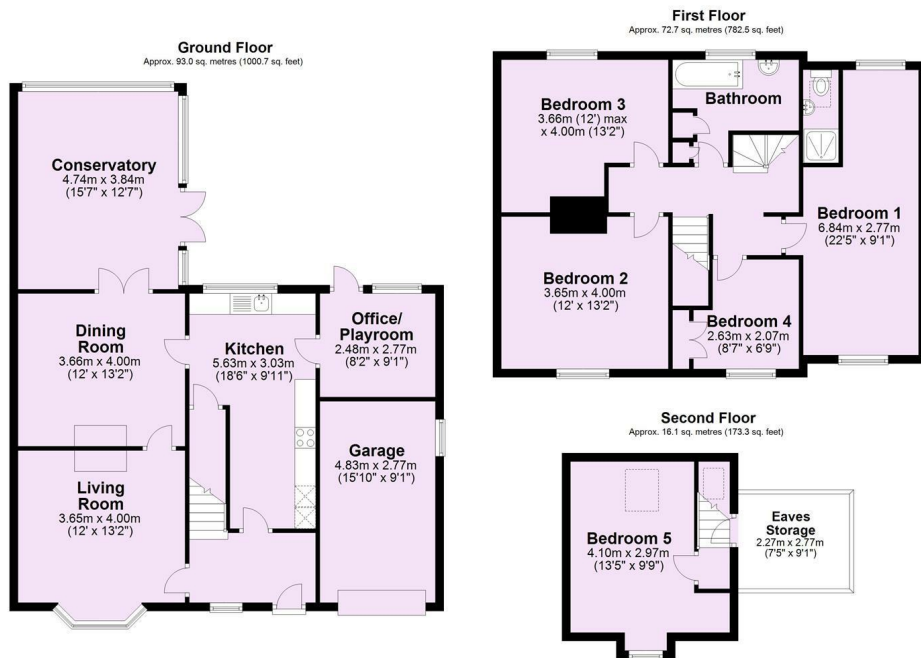


- 4 Bedroom Detached Period Home
- Lovely Private Lawned Gardens
- Kitchen Breakfast Room
- Living + Dining Room. Office
- Large Conservatory
- 4 Good Sized Bedrooms
- En-Suite + House Bathroom
- Garage
- Call Hudson Moody to View

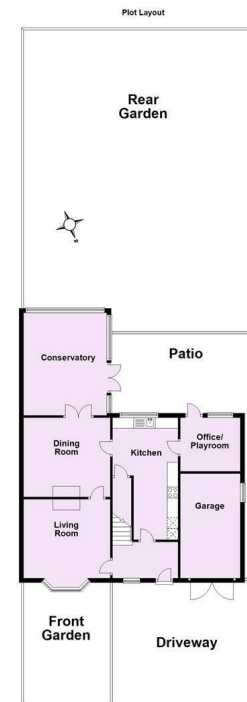
Guide Price £625,000

Tenure: Freehold

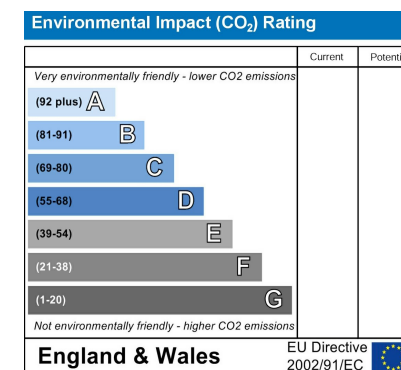
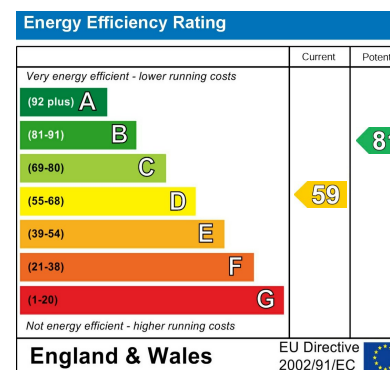




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Plan produced using PlanUp.



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Diagram produced using PlanUp.



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