



HUDSON
MOODY

3 York Street, Dunnington, York YO19 5PN



A lovely CHARACTER PROPERTY over 1500 ft²; located in the heart of the highly regarded village of Dunnington. Complimented by southwesterly facing courtyard garden. NO ONWARD CHAIN.

This lovely period property is packed full of character including many nooks, crannies and ceiling beams.

Accommodation comprises: entrance hall -- a spacious living room that spans the full property depth with French doors opening out onto the patio-- the main hub of the home; a spacious kitchen diner, noticeably light and airy; features include a part vaulted ceiling, velux window, breakfast bar and solid oak flooring -- an additional good-sized reception room --ground floor WC. First floor: Three double and one single bedroom plus a house bathroom. The property also benefits from plentiful storage, with several built-in cupboards and loft space.

Outside is a private southwesterly facing rear courtyard.

In summary: a versatile property likely to appeal to a wide range of buyers.

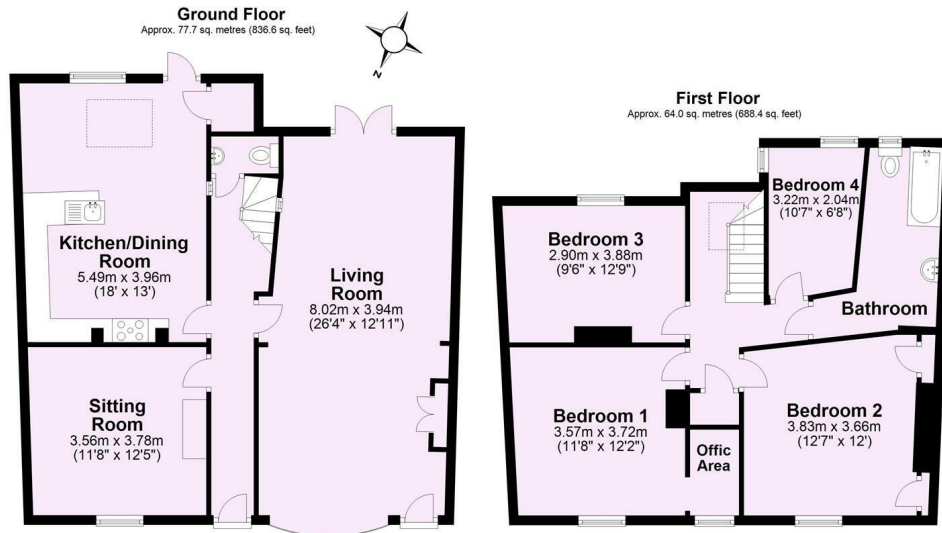


- Charming Character Property
- 4 Bedrooms
- Lovely Kitchen Diner
- 2 Large Reception Rooms
- House Bathroom. Ground Floor WC
- Southwesterly Facing Courtyard
- Fulford School Catchment
- Excellent Transport Links to York. On Street Parking
- EPC: C
- Call Hudson Moody to View

Price £300,000

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

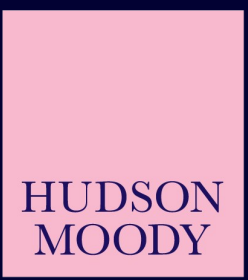


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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