



HUDSON
MOODY

43 Kerver Lane, Dunnington, York YO19 5SL

A fine 5 bedroom executive detached house complimented by SOUTHWESTERLY facing PRIVATE GARDENS and DOUBLE GARAGE. Located in a highly popular village only 4 miles to the east of York City Centre.

- 5 Bedroom Detached Property
- Light + Spacious Kitchen Breakfast Room. Utility. Ground Floor WC
- Living Room. Dining Room/Office. Large Garden Room
- Principal Bedroom + En-Suite + Walk Through Wardrobe. House Bathroom
- Double Garage + Off Road Parking
- Southwesterly Facing Gardens
- Well Regarded Village Primary School. Fulford School Catchment
- Excellent Local Amenities & Sports Clubs. Hagg Wood Walks
- EPC: C
- Call Hudson Moody to View

Guide Price £550,000

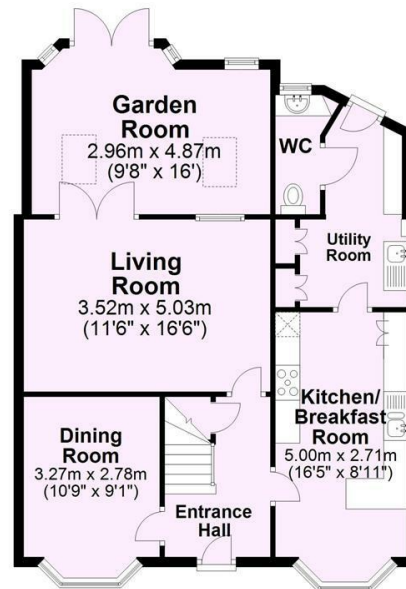
Tenure: Freehold

Council Tax Band: F



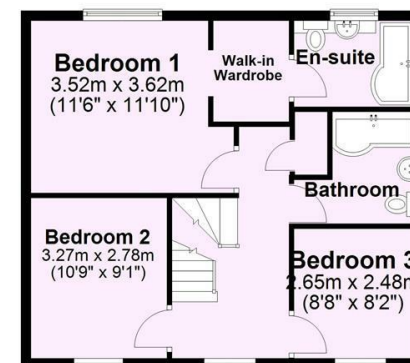
Ground Floor

Approx. 76.5 sq. metres (823.4 sq. feet)



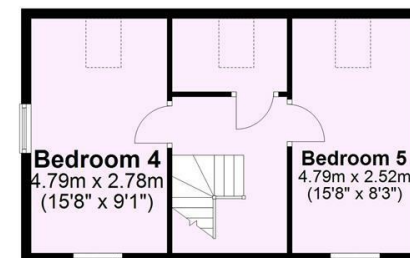
First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



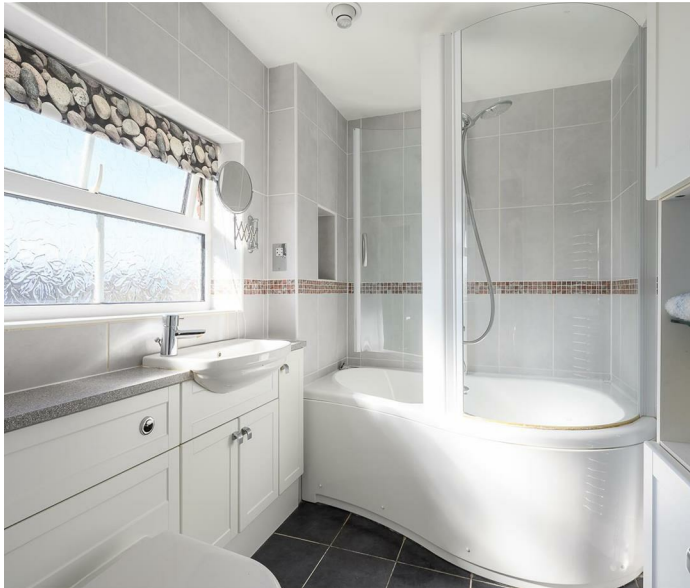
Second Floor

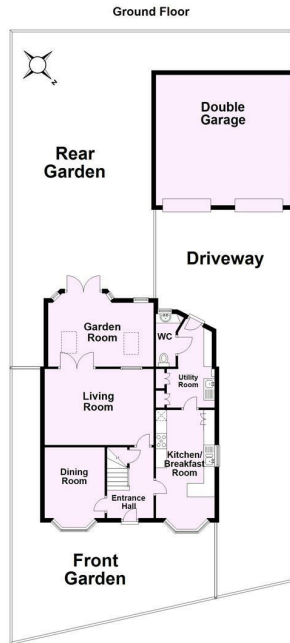
Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 168.0 sq. metres (1808.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 489906

property@hudson-moody.com