

HUDSON
MOODY

15 York Street, Dunnington, York YO19 5PN

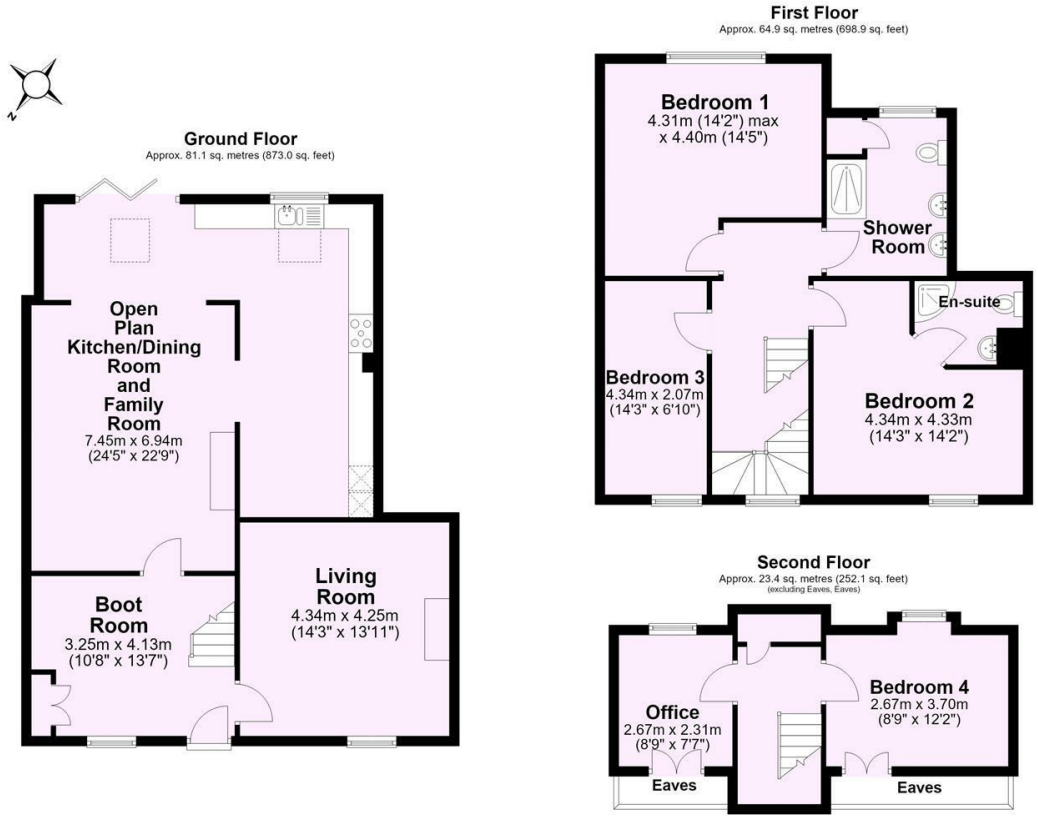
A stunning 19th-century home offering a perfect balance of historic character and modern luxury. Early viewing is strongly advised.

- Charming Mid Terrace Victorian Home. 1823ft2. 169m2
- High Ceilings. Packed Full of Character
- Impressive Hallway + Herring Bone Style Flooring
- Lovely Newly Fitted Kitchen + Adjacent Open Plan Living Dining Family Room + Bi-Fold Doors
- Living Room with Feature Inglenook Fireplace + Log Burner
- Contemporary House Bathroom. Additional En-Suite Shower Room
- Attractive South-Easterly Facing Gardens
- Excellent Local Amenities + Sports Clubs. Regular Bus Route to York City Centre
- Fulford School Catchment. Well Regarded Village Primary School
- EPC: D. Call Hudson Moody to View

Guide Price £600,000

Tenure: Freehold

Council Tax Band: E



Total area: approx. 169.4 sq. metres (1823.9 sq. feet)



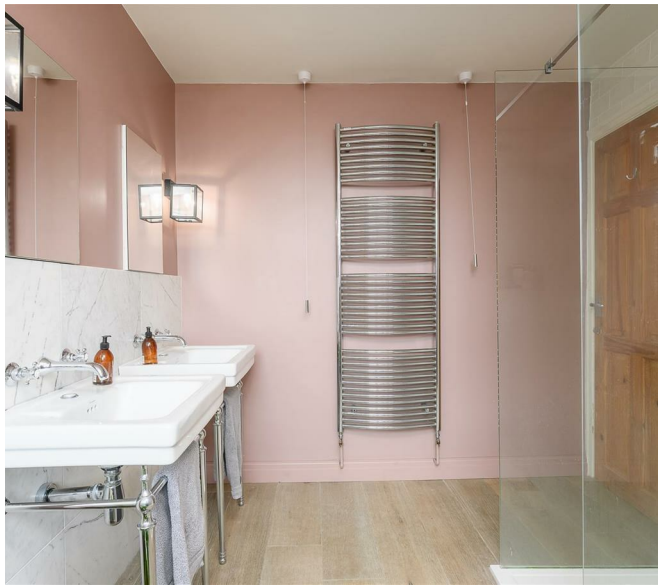


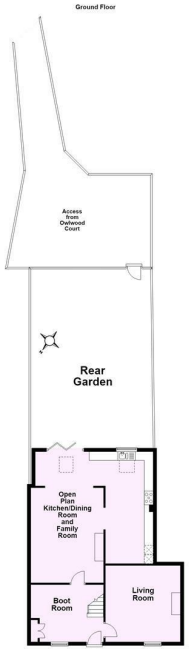




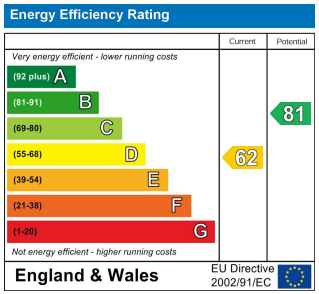














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IMPORTANT NOTICE

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.
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.

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