

HUDSON MOODY

33 Springbank Avenue, Dunnington, York YO19 5PZ

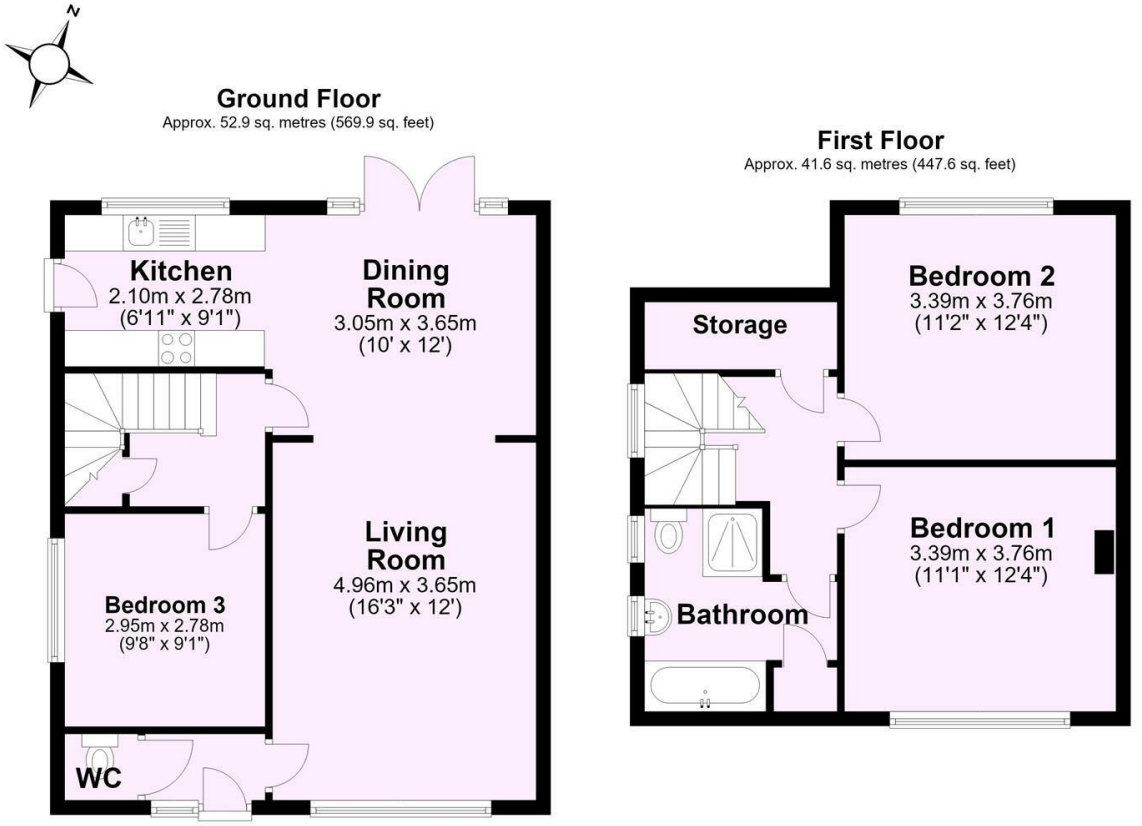
A BEAUTIFULLY PRESENTED PROPERTY; complimented with detached garage and attractive gardens. Offering broad appeal for families, downsizers, or those needing a home office, with the added benefit of existing PLANNING CONSENT TO EXTEND. No onward chain.

- 3 Bedroom Semi-Detached Property
- Immaculately Presented. Abundant Natural Light
- Superb 'Open Plan' Living Dining Room. Modern Kitchen + Garden Views
- Contemporary House Bathroom. Ground Floor WC
- Generous Sized Lawned Gardens. Patio
- Single Garage
- 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

Offers Over £350,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 94.5 sq. metres (1017.5 sq. feet)








DOGUE
COLLARS
OLIVE
YORK
GOODEST

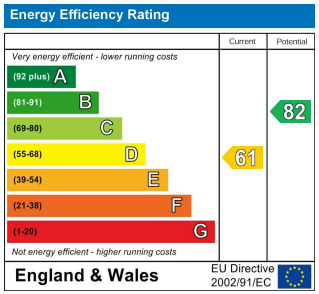

YOU
ME
DOG













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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.

58 Micklegate
York
YO1 6LF

01904 489906

property@hudson-moody.com