



HUDSON  
MOODY

17 Scaudercroft, Dunnington, York YO19 5RN



A four-bedroom family home with generous sized SOUTHERLY FACING lawned gardens and garaging located at the end of a quiet cul-de-sac a short walk from popular Hagg Wood walks. Conveniently offered with the benefit of NO ONWARD CHAIN. \*\*\* Viewing Recommended \*\*\*

Approached via a side entrance into a welcoming hallway with oak engineered flooring. Ground floor WC. To the front of the property is a light and spacious living room including two front elevation windows and coal effect gas fireplace. To the rear is a fitted kitchen including cooker with gas hob and extractor over, Worcester gas fired boiler, low level fridge, washing machine and dishwasher. There is a separate dining room with sliding doors leading into a superb sized conservatory housing oak engineered flooring. To the first floor are 4 bedrooms, the main bedroom includes fitted wardrobes plus large walk in airing cupboard. House bathroom.

Outside a hard-standing driveway provides off road parking leading up to a detached garage with timber side gate providing rear garden access. To the front of the property is a lawned garden. To the rear is good sized lawned garden that fans out to one corner including an apple tree. Steps lead up to the conservatory. Immediately to the rear of the property is a paved patio.

In summary, a family size home located within the highly popular village of Dunnington, offering versatile living accommodation.

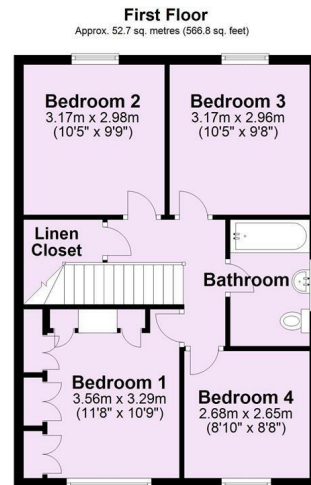
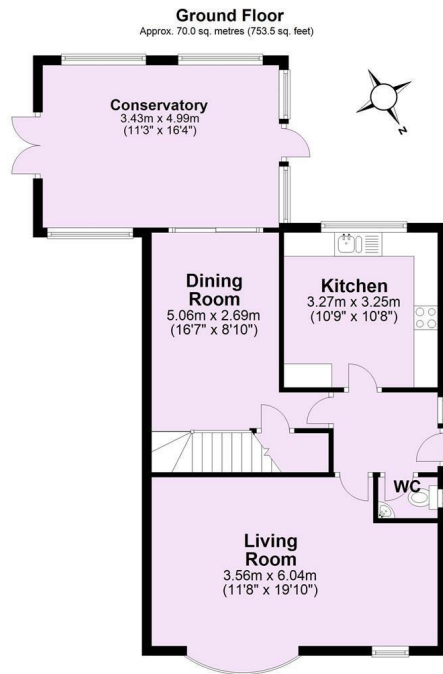


- 4 Bedroom Detached House
- Good Sized South Westerly Facing Gardens
- Kitchen + 2 Reception Rooms
- Large Conservatory
- House Bathroom. Ground Floor WC
- Garage
- Fulford School Catchment
- No Onward Chain
- Call Hudson Moody to View

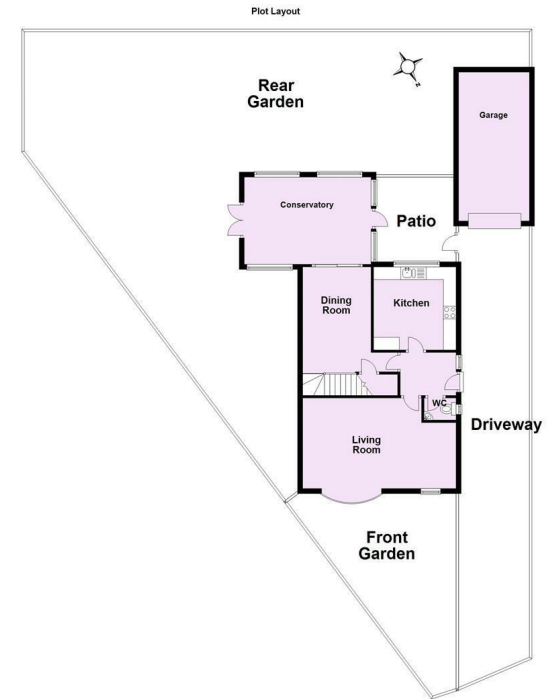
**Guide Price £399,500**

Tenure: Freehold

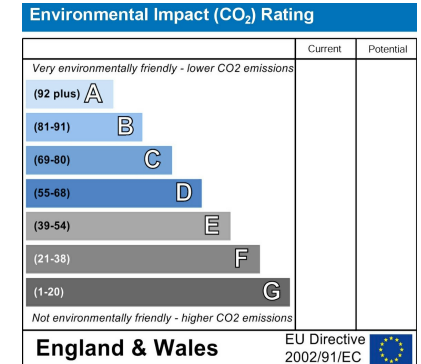
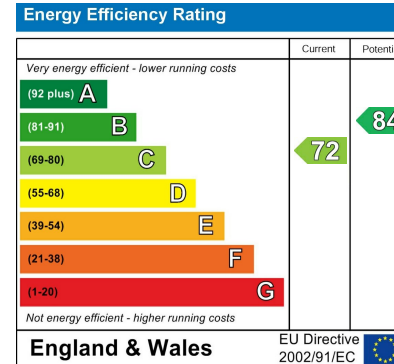




For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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



**HUDSON  
MOODY**

#### 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.

**16 York Street  
Dunnington  
YO19 5PN**

**01904 489906**