



HUDSON  
MOODY

57 Kerver Lane, Dunnington, York YO19 5SL





A superbly presented Persimmon home with accommodation over 3 floors including impressive family room with valuted ceiling; attractive gardens and double garaging. Well positioned within the popular Kerver Lane estate; close to popular Hagg Wood walks.

The beautifully presented house is laid out over 3 floors and comprises: entrance hall with under stairs storage; a stunning contemporary kitchen breakfast room fitted with granite tops and oak flooring. Integral units include: gas hob with canopy over, Neff double oven and microwave, dishwasher and fridge freezer. Utility room with access to a useful rear storm porch beyond. Cloakroom. Dining Room leading through to lovely family room including vaulted ceiling. Living room with log burning stove, plus large conservatory with additional log burner. To the 1st floor are 3 bedrooms including main bedroom with dressing area and fitted wardrobes plus large en-suite bathroom. There is also a contemporary house bathroom including shower over the bath. Airing cupboard. To the 2nd floor are two further good sized bedrooms plus walk in storage cupboard.

Outside: A tarmacadam driveway leads up to a detached double garage providing ample off road parking provision. To the front of the property is a low maintenance garden housing a variety of shrubs and bushes with gravel surround. A paved pathway leads to the front door; which continues to the side of the property incorporating a timber gate. The rear garden comprises a raised timber decked patio set within fenced boundaries and flagged patios either side of the conservatory. There is also a children's play area including Wendy house and timber storage shed.

In summary, a lovely family home standing in a good sized plot.





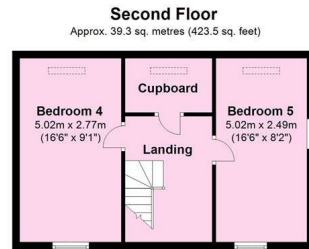
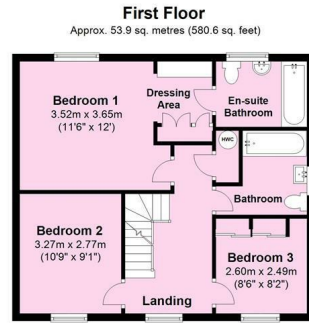
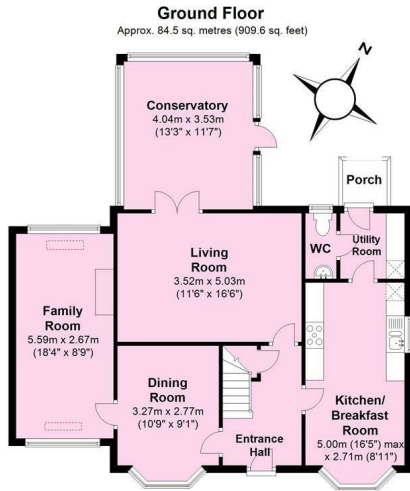
- 5 Bedroom Detached Home
- Constructed over 3 Floors
- Stylish Kitchen Breakfast Room. Utility
- Superb Family Room + Vaulted Ceiling
- Conservatory + Multi-Fuel Stove
- En-Suite + House Bathroom
- Double Garage
- Call Hudson Moody to View

**Guide Price £530,000**

Tenure: Freehold







Total area: approx. 177.8 sq. metres (1913.7 sq. feet)

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			
(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		70	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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