



HUDSON  
MOODY

8 York Street, Dunnington, York YO19 5PN





\*\*\*NO ONWARD CHAIN\*\*\* VIEW OUR LATEST VIDEO TOUR OF YORK STREET \*\*\*NEW PRICE. A finely presented 2 bedroom terrace house ideally suited as a FIRST HOME or INVESTMENT OPPORTUNITY. Located in the centre of the highly desirable village of Dunnington .

A front entrance door leads into a lovely light living room with feature brick fireplace set on a stone hearth. Under stairs storage cupboard. There is a modern fitted kitchen diner fitted with Shaker style wall and base units incorporating electric oven and grill plus hob. Inner hall with rear access. Ground floor bathroom including shower over the bath. To the first floor are 2 good sized bedrooms with fitted wardrobes. The second bedroom includes a WC and wash basin.

To the front of the house is a forecourt enclosed within a low brick wall. To the rear of the property is a small yard plus separate gravelled garden including patio enclosed by timber fenced boundaries.





- Modern + Spacious Kitchen Diner
- Living Room + Attractive Fireplace
- 2 Good Sized Bedrooms
- First Floor WC + Basin
- Offered with No Onward Chain
- Call Hudson Moody To View: 01904 489906
- EPC: D
- Viewing Recommended

**Price £185,000**

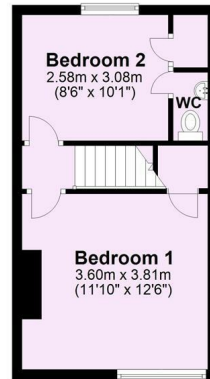
Tenure: Freehold



**Ground Floor**  
Approx. 39.0 sq. metres (419.7 sq. feet)

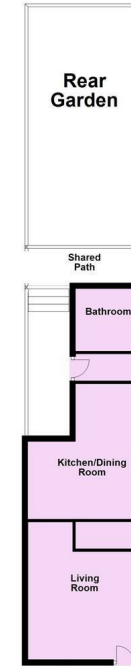


**First Floor**  
Approx. 27.7 sq. metres (298.0 sq. feet)

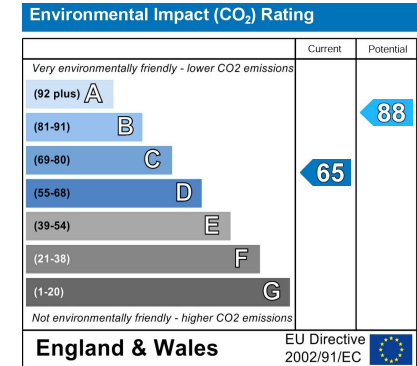
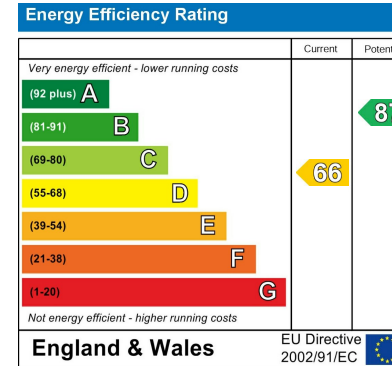


For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

**Plot Layout**



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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.

**16 York Street  
Dunnington  
YO19 5PN**

**01904 489906**