



HUDSON  
MOODY

8 Greenside Walk, Dunnington, York YO19 5RQ





A well maintained and well proportioned detached bungalow located within a PRIME RESIDENTIAL area of Dunnington with private SOUTHWESTERLY FACING gardens. Conveniently offered with NO ONWARD CHAIN.

A spacious entrance hallway leads through to a light and spacious dual aspect sitting room. There is a formal dining room and adjacent fitted kitchen with pantry which has the opportunity to be modernised; both with rear garden views. There is also a bathroom with separate shower and two double bedrooms.

To the front of the property is a block paved driveway and garage, providing generous off road parking provision, plus low maintenance gravelled garden with pathway leading to the front entrance door. The path continues to one side; leading to a private lawned garden with well stocked borders flanked by fenced boundaries; plus extensive paved patio.

Dunnington is situated around 4 miles to the east of York City. The village is very popular and has a great community spirit with many local activities and amenities including: the Sports Club (cricket, football, squash, tennis and bowls teams), scouts hut, pub, two local churches. There are a good range of local shops including: cafe, Costcutter (including Post office), an award winning Florist, newsagent, bakery and interior design studio. There are also two hairdressers, a vets, doctors surgery and chemist. Popular local walks are located to the edge of the village in Hagg Wood, plus the national cycle 'Route 66' links to Stamford Bridge and beyond.



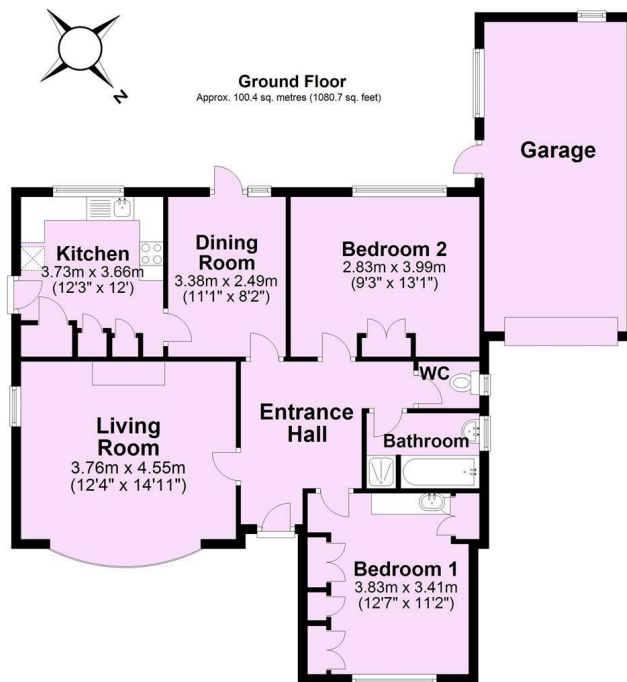


- Well Proportioned 2 Bedroom Detached Bungalow
- Prime Residential Location
- Excellent Local Amenities + Access To York
- Southwesterly Facing Gardens
- Garage + Generous Off Road Parking
- No Onward Chain
- Call Hudson Moody To View: 01904 489906
- EPC: D

**Guide Price £325,000**

Tenure: Freehold

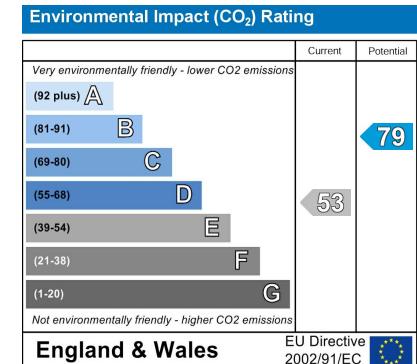
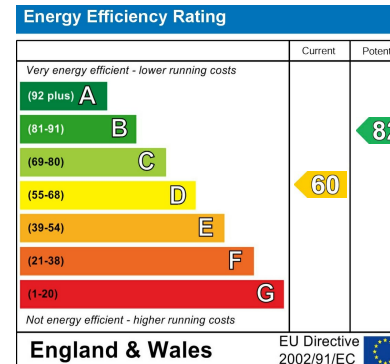




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Plan produced using PlanUp.



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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**