



HUDSON  
MOODY

The Old Fold Yard Water Lane, Dunnington, York YO19 5NP



A charming cottage constructed in 1996 offering deceptively spacious accommodation in a choice position within one of the most attractive roads in the highly popular village of Dunnington. The property also benefits from a double garage and lovely lawned gardens.

Internally the property offers versatile accommodation whilst still retaining many character features including exposed beams and open fireplaces.

The ground floor includes a hallway providing access to the principal reception rooms including: living room featuring an open brick fireplace, kitchen family room, formal dining room and office. The kitchen is fitted with a range of wall and base units and has a lovely homely feel with the adjoining family room creating a sociable living space including an open fireplace. There is also a Rayburn oven incorporating integral gas boiler with twin hob over, plus tall standing Gorenje fridge. To the rear is a conservatory with adjacent utility, cloakroom/ WC and versatile music room or fifth bedroom beyond.

To the first floor accessed via ash and pine staircase are four well-proportioned double bedrooms including master bedroom with en-suite shower room and fitted storage plus house bathroom with separate shower cubicle. Three of the bedrooms include wash basins. Airing cupboard.

Outside: A detached double garage with extensive block paved driveway accessed via iron gates providing generous space for several vehicles. Externally the property sits in lovely private grounds including attractive rear lawned gardens flanked by well stocked mature borders set within predominantly fenced boundaries. To the rear of the garage is a vegetable patch and immediately to the rear of the property is a paved terrace, plus additional far sun patio positioned to catch the late sunshine.

In summary, a unique cottage home, full of warmth and character set in attractive grounds.

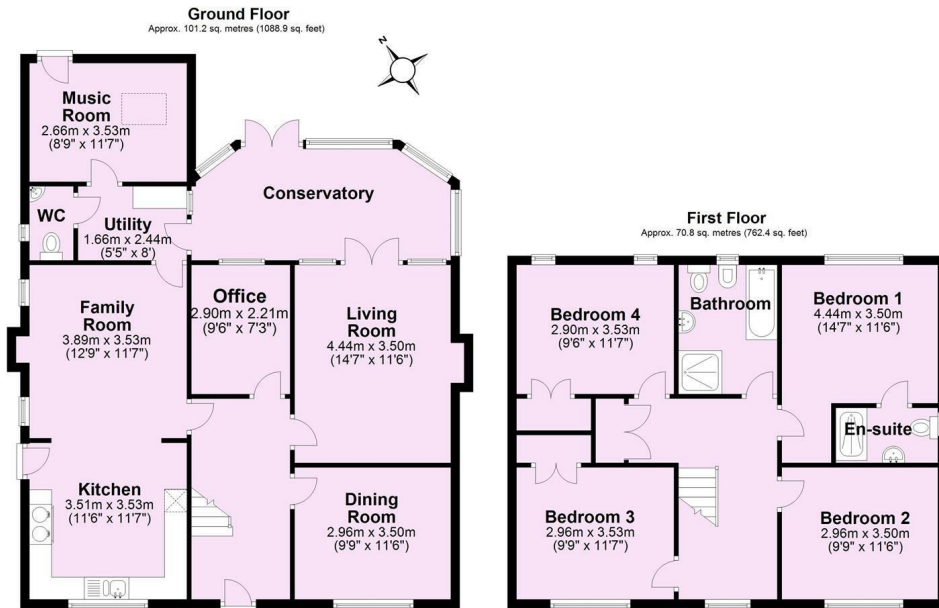


- 4 Bed Detached Cottage
- Large Private Gardens
- Double Garage
- Kitchen Family Room + Range Oven
- Versatile Accommodation
- En-Suite + House Bathroom
- Fulford School Catchment
- No Onward Chain
- EPC: D
- Call Hudson Moody to View

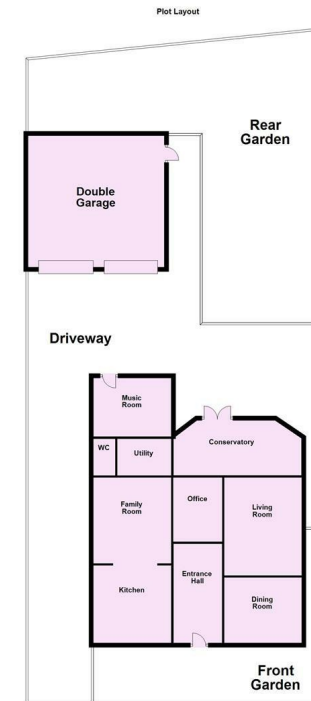
**Offers Over £600,000**

Tenure: Freehold

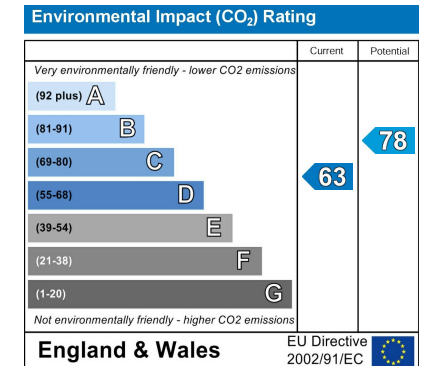
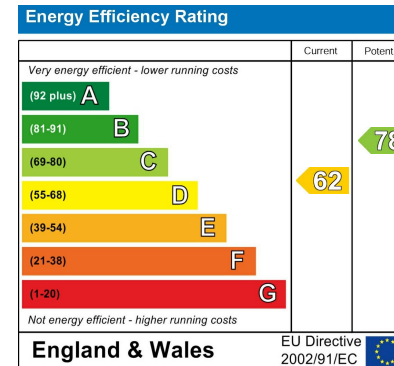




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