



HUDSON
MOODY

44 York Street, Dunnington, York YO19 5QS



A stunning and immaculately presented EXTENDED home, superbly situated in the heart of the highly regarded Dunnington village. This BEAUTIFUL home offers spacious and sociable 'OPEN PLAN' family living space, complemented by high-quality internal finishes, lawned gardens and garaging. *** NO ONWARD CHAIN ***

Internally an entrance vestibule leads into a charming living room with open fireplace standing on a slate hearth and bay window including bespoke window shutters to the front elevation. This flows through to the focal point of the home - a stunning open plan living/dining/kitchen area complemented by a part vaulted ceiling with velux windows over. The room exudes natural light and enjoys garden views and access via French doors. The impressive kitchen is finished in Shaker style white gloss units and includes a range double oven with gas hob and extractor over. A useful pantry and utility room with cloak room off completes the ground floor accommodation.

To the first floor are 4 double bedrooms, including contemporary en-suite shower room to the main bedroom plus a separate house bathroom. Airing cupboard including gas boiler.

Externally to the front is a combination block paved and gravelled drive with off street parking for two vehicles with gate and side path linking front and rear. The private rear garden is mostly laid to lawn and immediately to the rear of the property is a paved patio.

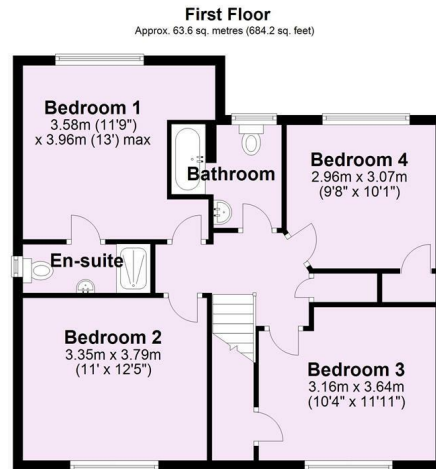
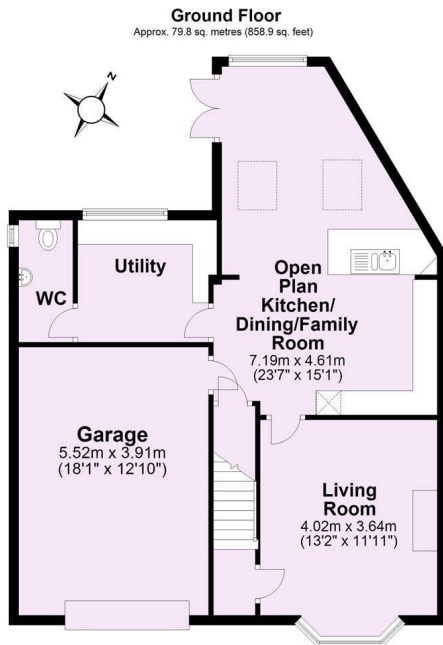
In summary, a stunning home in a choice position within the village, offering spacious living accommodation throughout.



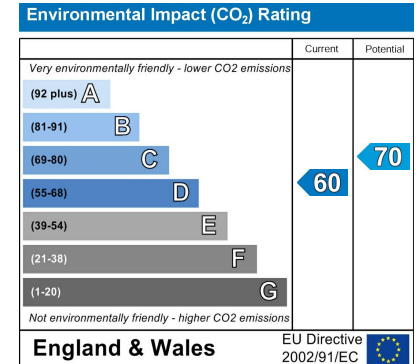
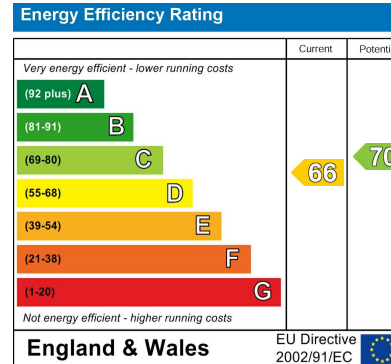
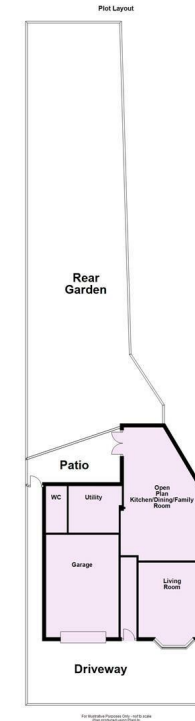
- 4 Double Bedrooms
- Superbly Presented Throughout
- Stunning Open Plan Kitchen Diner/Family Room
- Living Room + Open Fireplace
- Utility
- Contemporary En-Suite + House Bathroom
- Good Sized Lawned Gardens. Large Garage
- Fulford School Catchment
- No Onward Chain
- ~~Guide~~ Price £395,000

Tenure: Freehold





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



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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.
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