



HUDSON  
MOODY

8 Church Street, Dunnington, York YO19 5PW





A lovely extended character cottage packed full of character enjoying **GENEROUS SIZED GARDENS** and garaging; located in one of the most desirable streets within this highly sought after village. Conveniently offered with **NO ONWARD CHAIN**.

The property enjoys a wealth of character including ceiling beams, nooks and crannies, low beamed ceilings and open brick fireplace.

The front door opens into a large welcoming and spacious lobby with limestone tiled floor and internal wooden cart wheel glass window. The flooring continues through to the adjoining living room which features ceiling beams, an exposed brick fireplace and windows to the front, side and rear. Beyond the lobby is an inner hall and door leading through to a modern kitchen diner. The kitchen is a lovely social space; fitted with a range of white coloured units and integrated appliances including cooker with electric hob, oven and overhead extractor plus low level fridge and dishwasher. Under stairs storage cupboard. There is a lovely view to the rear garden. Side access.

To the first floor there are 3 bedrooms one with fitted wardrobes. The bathroom includes a shower over the bath. Storage Cupboard.

Outside: The house is set back behind a private front garden; enclosed within a holly hedge with paved path leading to the front entrance door. To the rear is a lovely south westerly facing lawned garden; generous in size (approx 100ft in length by 25ft wide); with steps leading up from a rear courtyard. Central apple tree. To the side of the property is a hard standing drive including iron gates, providing ample off road parking provision leading up to a good sized detached garage with pitched pantile roof.

In summary: a charming double fronted period cottage with delightful gardens situated in the heart of the highly regarded Dunnington village.





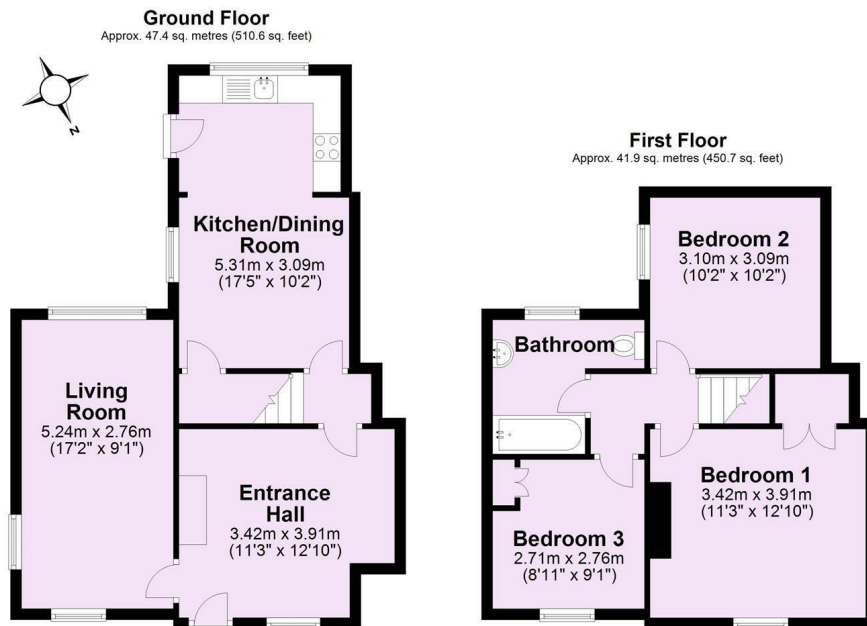
- 3 Bedroom End Terrace Property
- Lovely Southwesterly Facing Garden
- Character Features
- Kitchen Diner. Living Room + Open Fireplace
- Impressive Lobby
- Good Sized Garage
- Fulford School Catchment
- Desirable Road + Village
- Call Hudson Moody to View

**Guide Price £375,000**

Tenure: Freehold







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



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		
	64	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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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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