

HUDSON MOODY

14 Church Street, Dunnington, York YO19 5PW

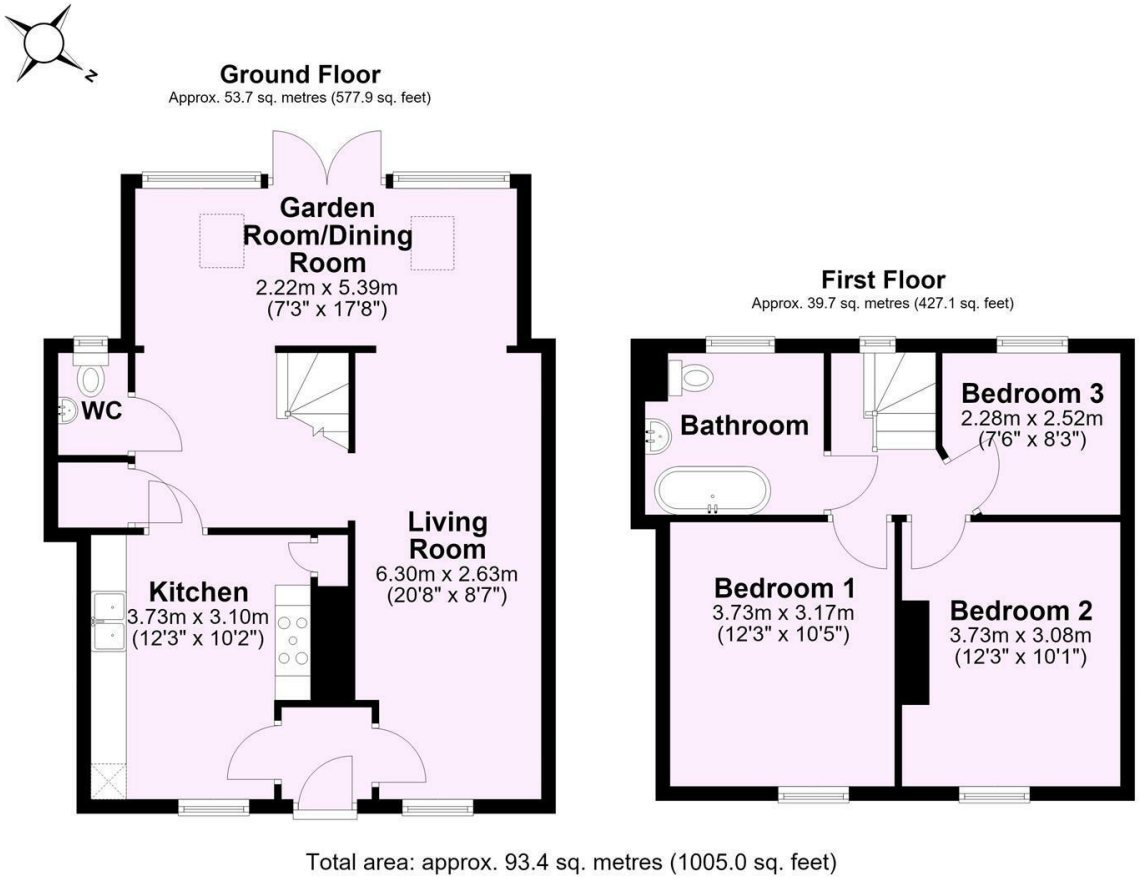
A fine Grade II Listed character cottage located in one of the most desirable roads of this well regarded village. Complimented by delightful southwesterly facing gardens.

- Charming Grade II Listed Period Cottage
- Sliding Sash Windows. Oak Doors. Ceiling Beams
- Lovely Southwesterly Facing Lawned Gardens. Brick Outbuilding
- Kitchen: Quartz Worktops + Double Belfast Sink + Tiled Floor
- Living Room + Wood Burning Stove
- Garden/Dining Room + Oak Flooring
- Contemporary House Bathroom. Ground Floor WC
- Excellent Local Amenities + Sports Clubs. Regular Bus Route to York City Centre
- Fulford School Catchment. Well Regarded Village Primary School
- EPC: D. Call Hudson Moody to View

Price £475,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)





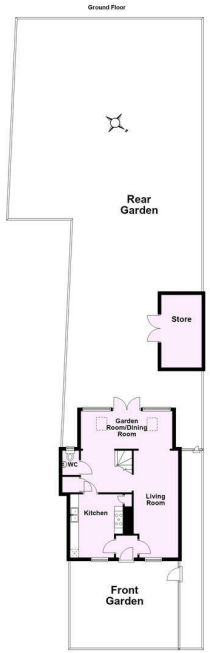




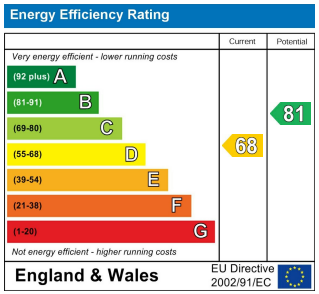














HUDSON MOODY

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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

58 Micklegate
York
YO1 6LF

01904 489906

property@hudson-moody.com