



HUDSON  
MOODY

14 Ox Calder Close, Dunnington, York YO19 5RJ



## A lovely FAMILY SIZED home complimented by attractive SOUTHWESTERLY facing gardens and DOUBLE GARAGING.

A welcoming sized side entrance hall sets the tone for this well proportioned family house from which all reception rooms are accessed. This includes to the front of the property a light and spacious living room including large bay window and feature fireplace. Under stairs storage. The kitchen breakfast room is fitted with a range of units and enjoys rear garden views. There is space for an oven and washing machine. A separate adjacent dining room includes rear patio access. Ground floor WC.

To the first floor are four good sized bedrooms and a house bathroom which includes shower over the bath. A fully boarded loft with loft ladder and lighting provides additional storage space.

Outside a block paved and gravel driveway provides ample off road parking leading up to an attached double garage with electric door. There is a front and lovely rear lawned garden (approx 12 meters long x 14 meters wide), enclosed by a combination of hedge and timber fenced boundaries; flanked by well stocked decorative borders incorporating a variety of shrubs and plants. Immediately to the rear of the property is a paved patio. Feature pond. An iron side gate and path link front and rear.

In summary, a rare opportunity to purchase a property with lovely gardens and located within a very sought after village.

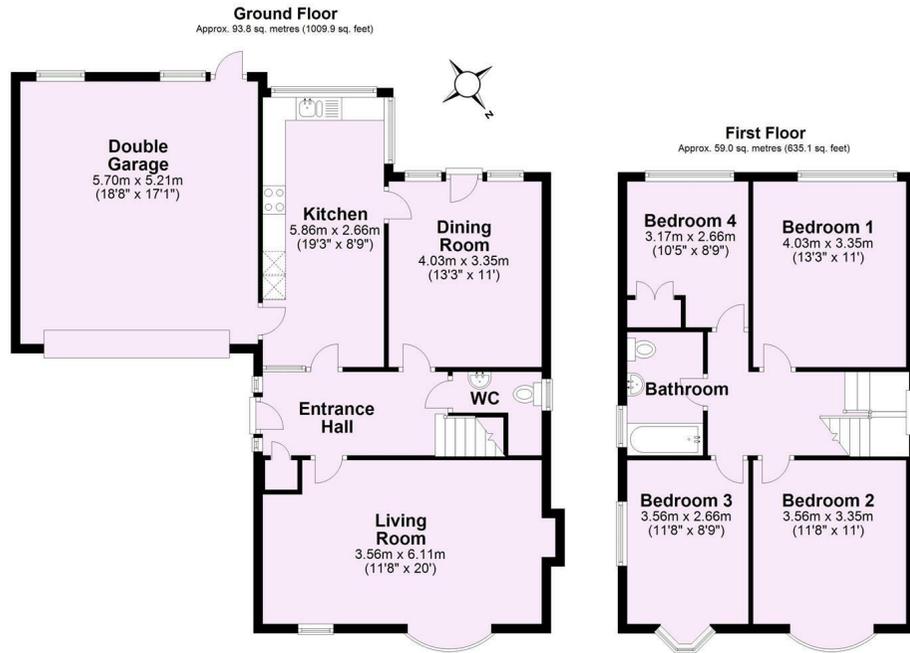


- 4 Bedroom Detached House
- Good Sized Gardens
- Double Garage
- Well Positioned - End of Cul-De-Sac
- Opportunity to Modernise + Extend Subject to Planning
- Fulford School Catchment
- EPC: C
- Call Hudson Moody to View

**Guide Price £499,500**

Tenure: Freehold





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



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Image generated 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			
<b>England &amp; Wales</b>		71	84
	EU Directive 2002/91/EC		

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			
<b>England &amp; Wales</b>		73	84
	EU Directive 2002/91/EC		

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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