



HUDSON
MOODY

Poppy Fields 27 Water Lane, Dunnington, York YO19
5NP

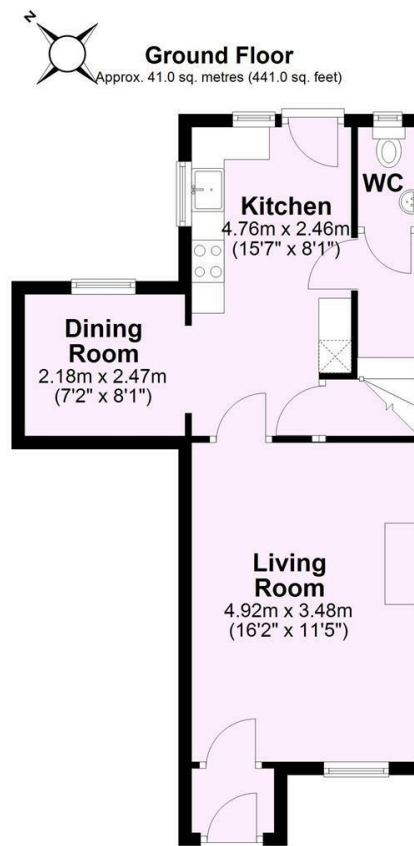
An immaculately presented property; well positioned within an attractive road in the highly regarded village of Dunnington.

- 3 Bedroom Semi-Detached Property
- Modern Kitchen + Adjacent Dining Room
Enjoying Garden Views
- Good Sized Living Room. Ground Floor WC
- 3 First Floor Bedrooms. Modern House Bathroom
- Single Garage
- Attractive Gardens
- Excellent Local Amenities + Sports Clubs.
Regular Bus Route to York City Centre
- Fulford School Catchment. Hagg Wood Walks
- EPC: C
- Call Hudson Moody to View

Offers Over £325,000

Tenure: Freehold

Council Tax Band: C



First Floor
Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 sq. feet)







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		
	71	85
England & Wales	EU Directive 2002/91/EC	



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.

**HUDSON
MOODY**

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