



HUDSON
MOODY

34 Grange Garth, York YO10 4BS

A spacious THREE BEDROOM SEMI-DETACHED HOUSE requiring a full programme of updating and renovation, situated in the popular Fishergate area of York, yet offering exceptional potential to create a charming riverside dwelling.

- Semi-Detached House in Need of Updating
- Excellent Potential for Spacious Family Home
- Open Plan Living/Dining Room
- Solar Panels Installed
- Ground Floor Shower Room and WC
- Three Double Bedrooms
- Fully Boarded Loft With Two Velux Windows, Power and Lighting
- House Bathroom and Separate WC
- Rear Garden Overlooking the River
- Garage Available in Separate Block on a Separate Title For £30,000

Guide Price £400,000

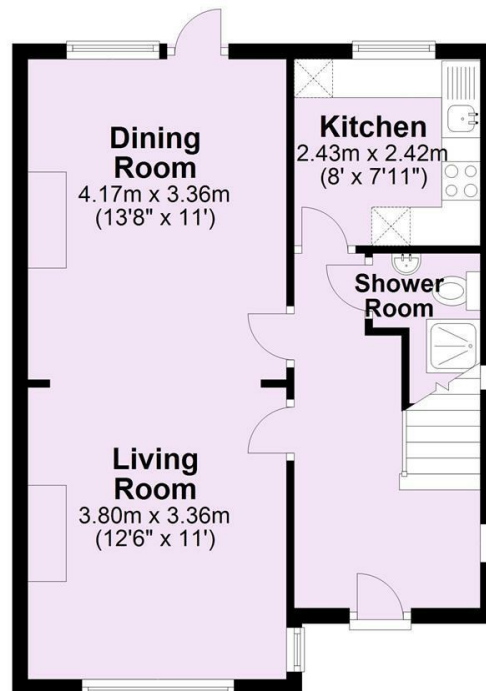
Tenure: Freehold

Council Tax Band: C



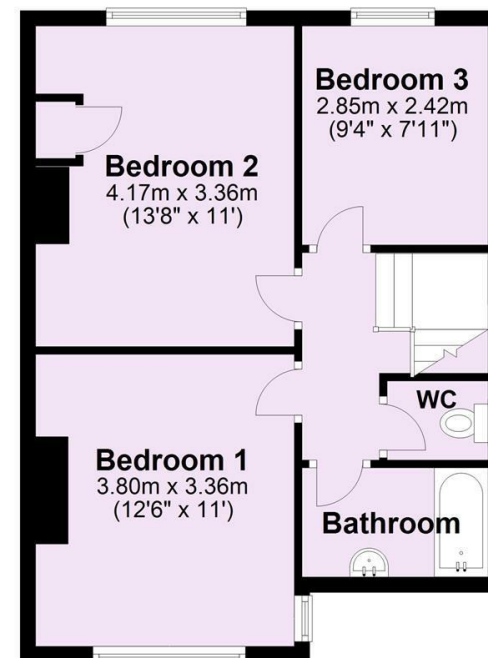
Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



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



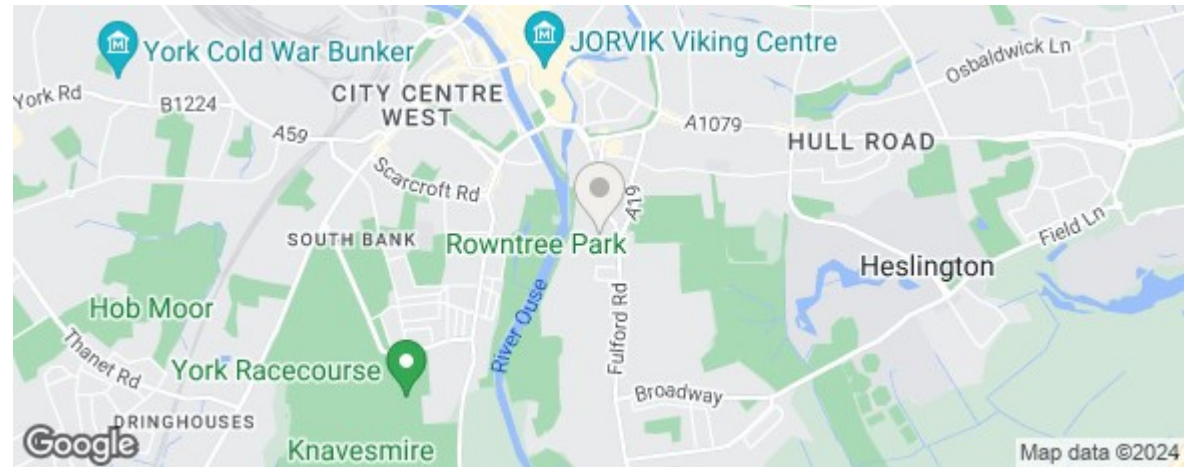




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Plan produced using Plot24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.
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