

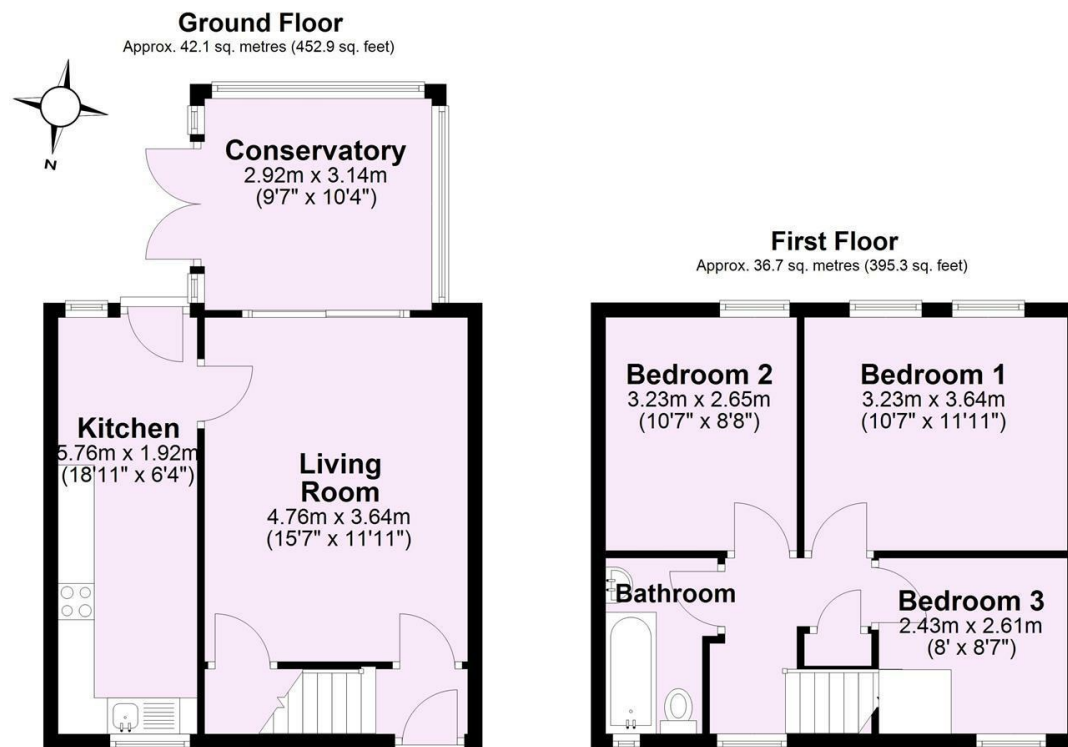


HUDSON
MOODY

8 Derwent Avenue, York YO10 3SS

A spacious MID-TERRACED THREE BEDROOM HOUSE situated conveniently close to York's city centre and the University. The property benefits from front and rear gardens and lies on a no through road just off Melrosegate with a variety of shops and services nearby.

- Spacious Mid-Terraced House
- Generous Living Room
- Conservatory
- Galley Style Kitchen with Appliances
- Good Sized Master Bedroom
- Two Smaller Bedrooms
- House Bathroom
- Front and Rear Gardens
- Nearby Parking, Shops and Services
- No Onward Chain



Total area: approx. 78.8 sq. metres (848.2 sq. feet)

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

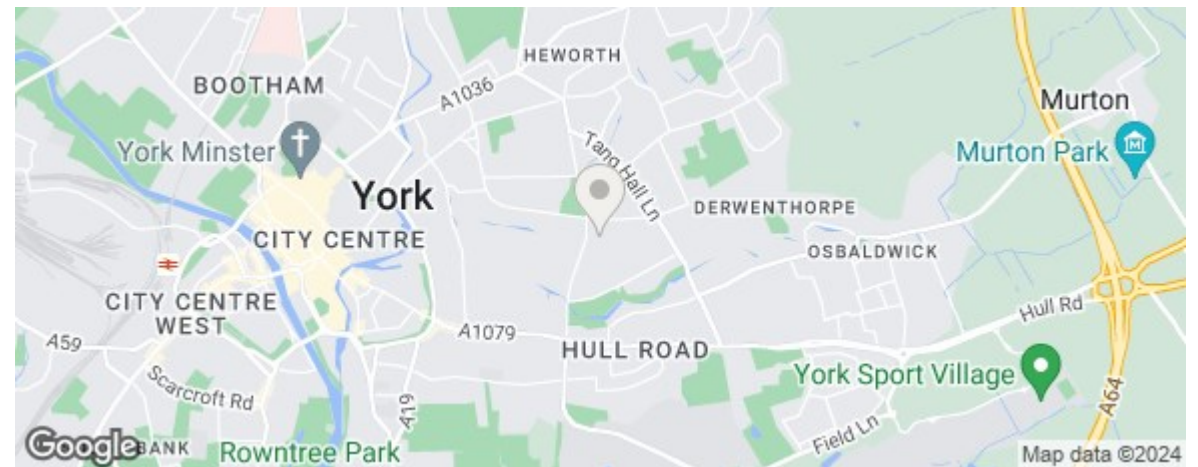
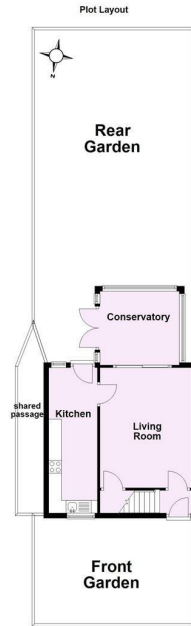
Guide Price £230,000

Tenure: Freehold

Council Tax Band: B



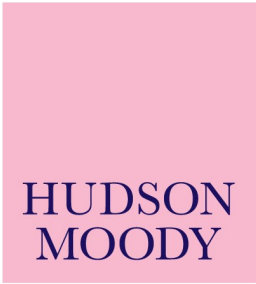




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.
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