



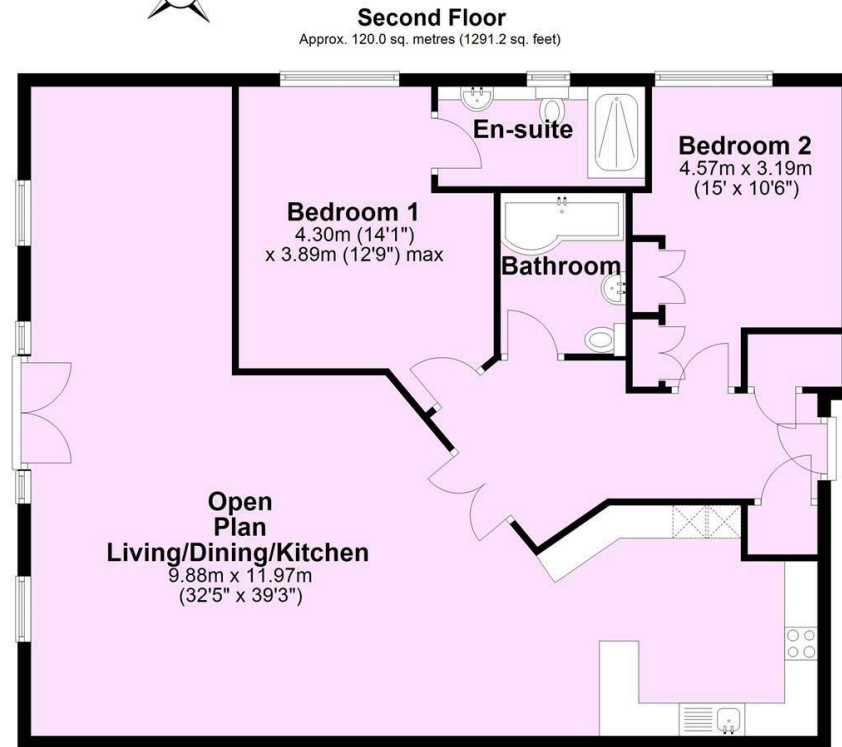
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# 8 Masters House The Avenue, York YO30 6BR

A spacious and most impressive TWO BEDROOM SECOND FLOOR APARTMENT situated close to Clifton Green and within easy reach of York's city centre. The apartment benefits from excellent open plan living accommodation, en-suite master suite, second double bedroom and house bathroom.

- **Superb Second Floor Apartment**
- **Impressive Reception Area**
- **Very Spacious Open Plan Living Accommodation**
- **Fully Fitted Kitchen with Appliances**
- **Master Bedroom with Contemporary En-Suite Shower Room**
- **Second Large Double Bedroom**
- **Contemporary House Bathroom**
- **Delightful Communal Gardens**
- **Allocated Parking**
- **Close to City Centre, Schools and Local Amenities**

**Guide Price £450,000**  
**Tenure: Leasehold - Share of Freehold**  
**Council Tax Band: E**

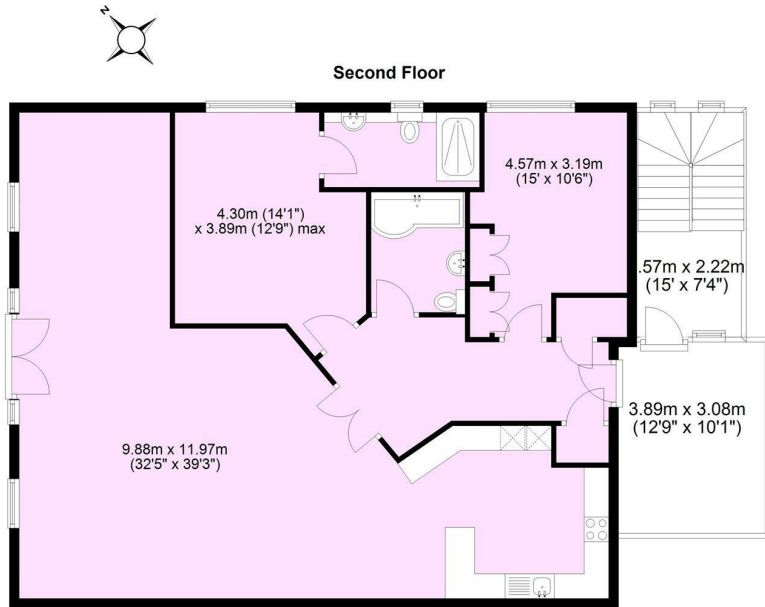


Total area: approx. 120.0 sq. metres (1291.2 sq. feet)

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







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	86
	EU Directive 2002/91/EC		



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**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.

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