



HUDSON
MOODY

3 Wycliffe Avenue, York YO10 3RH

A SPACIOUS FAMILY HOUSE is offered to the market with NO ONWARD CHAIN and lies in a convenient location close to the UNIVERSITY OF YORK and the A64 serving the motorway network.

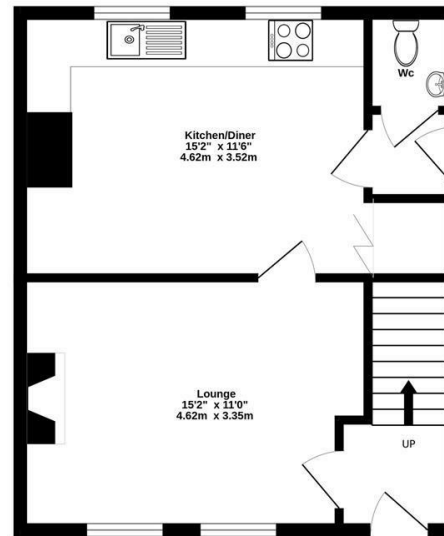
- A Good Sized Family House
- Living Room With Period Features
- Large Dining Kitchen
- Ground Floor Cloakroom
- Two Generous Double Bedrooms and One Smaller Room
- House Bathroom
- Generous Lawned Plot with Outhouse Storage Building
- Convenient Location
- Local Shops and Services
- Easy Access to York and University.

Guide Price £250,000

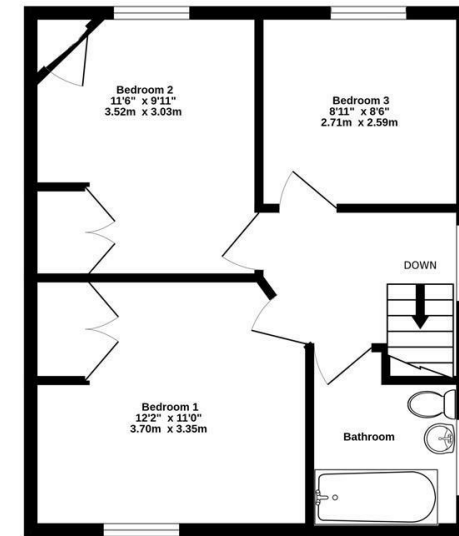
Tenure: Freehold

Council Tax Band: B

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

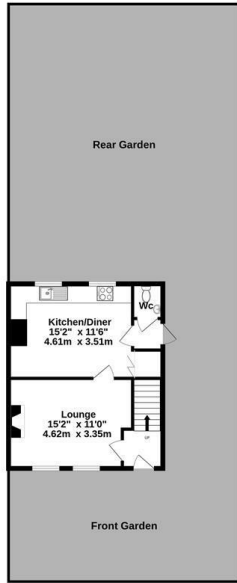


TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

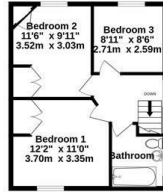




GROUND FLOOR
411 sq ft (38.2 sq m) approx.



1ST FLOOR
424 sq ft (39.3 sq m) approx.



TOTAL FLOOR AREA - 835 sq ft (77.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, suppliers and suppliers shown here are for information only and are not intended to be taken as a guarantee. Made with Metropix 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	



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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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