



HUDSON  
MOODY

17 Albemarle Road, York YO23 1EW



17 Albemarle Road

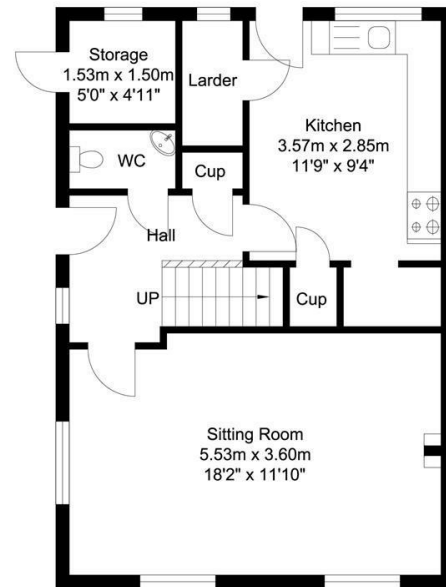
An impressive SEMI-DETACHED HOUSE situated in on an elevated plot providing excellent open views across The Knavesmire. The house offers excellent living accommodation and has three generous bedrooms, manageable low maintenance gardens and on-street permit parking.

- Impressive Semi-Detached House
- Sought After Location near Bishy Road
- Large Living Room Overlooking The Knavesmire
- Kitchen with Built-In Pantry
- Ground Floor WC
- Two Double Bedrooms
- Additional Single Bedroom / Home Office
- Modern Shower Room
- Front and Rear Low Maintenance Gardens
- Permit Parking Available

**Guide Price £465,000**

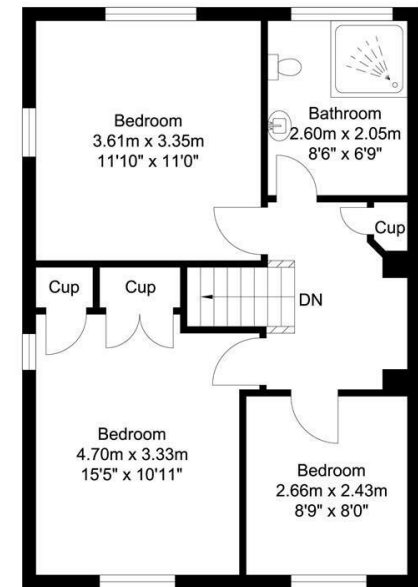
**Tenure: Freehold**

**Council Tax Band: D**



GROUND FLOOR

Approximate Floor Area 45.62 sq. m (491.04 sq. ft.)



FIRST FLOOR

Approximate Floor Area 45.62 sq. m (491.04 sq. ft.)

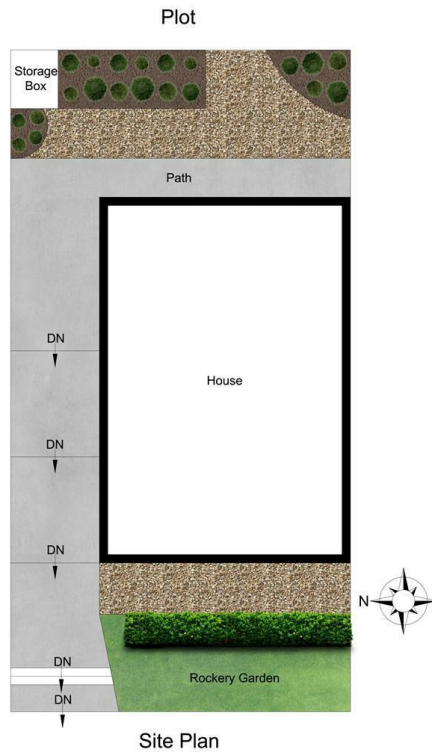
Approximate Floor Area 91.24 sq. m (982.09 sq. ft.)



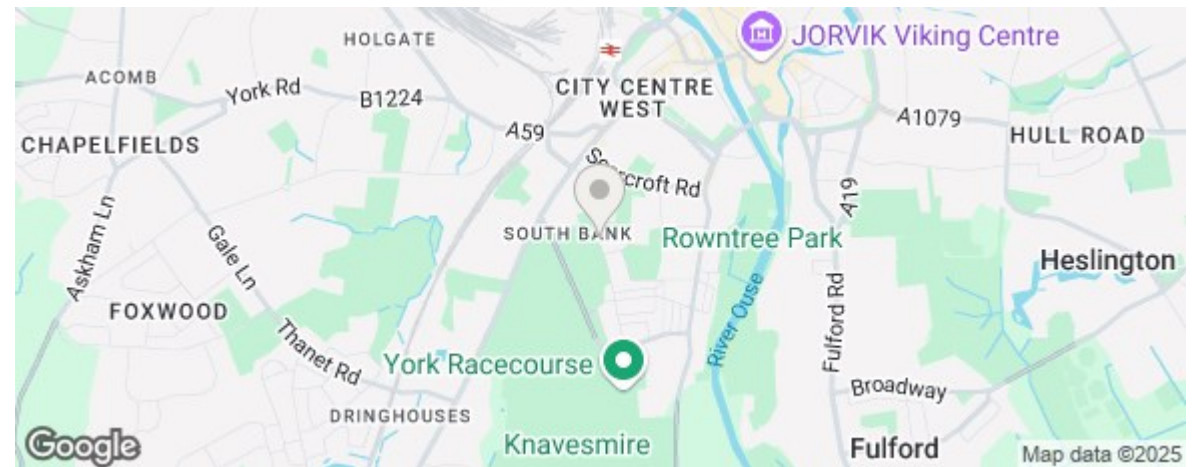








| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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>                  | 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**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**