



HUDSON  
MOODY

127 Fifth Avenue, York YO31 0UN



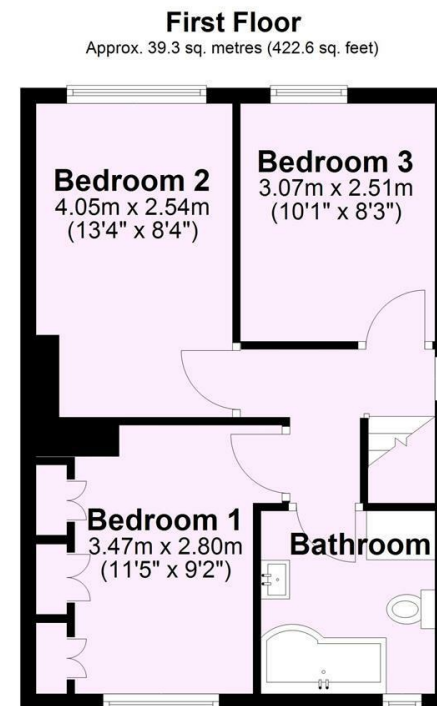
Set within a residential area close to Melrosegate is this beautifully updated end of TERRACE HOUSE, situated in an ideal location for easy access to York city centre and the outer ring road with nearby local shops and services.

- Modernised 1930s End of Terrace House
- Conveniently Close to York City Centre
- Living Room with Log Burning Stove
- Well Fitted Modern Breakfast Kitchen
- Ground Floor WC.
- Three Double Bedrooms
- Contemporary House Bathroom
- Enclose Forecourt and Lawned Rear Garden
- Off Street Parking
- Garage

**Guide Price £290,000**

**Tenure: Freehold**

**Council Tax Band: B**



Total area: approx. 78.5 sq. metres (844.9 sq. feet)



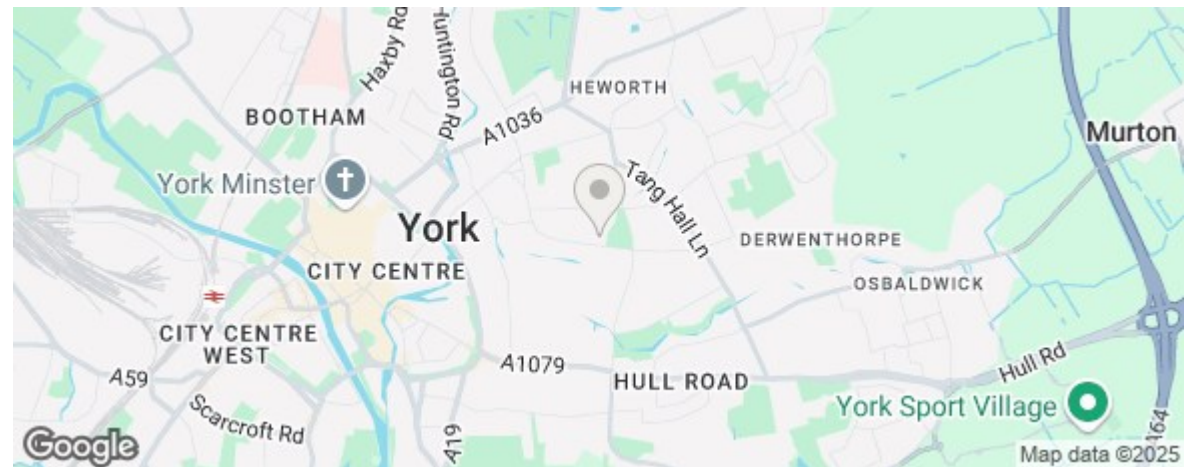








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

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