



HUDSON
MOODY

12 Kirkham Avenue, York YO31 9AB

The opportunity to purchase this fully refurbished three bedroom semi detached house, located just off Huntington Road. The property has undergone extensive works over the last few months including new flooring throughout, brand new central heating system with Combination Boiler and new kitchen.

- Fully Refurbished, Three Bedroom Semi-Detached House
- Excellent Location off Huntington Road
- Open Plan Living Room and Kitchen to the Ground Floor
- Ground Floor WC and Small Rear Lobby
- New Central Heating System Installed with New Combination Boiler
- Excellent Modern Shower Room
- Large Rear Courtyard Style Garden
- Garden and Parking to the Front
- Arched Pantry Area to the side of the Kitchen Suitable for a Fridge Freezer

Offers Over £260,000

Tenure: Freehold

Council Tax Band: B

Kirkham Avenue
Approximate Gross Internal Area = 64.6 sq m / 695 sq ft

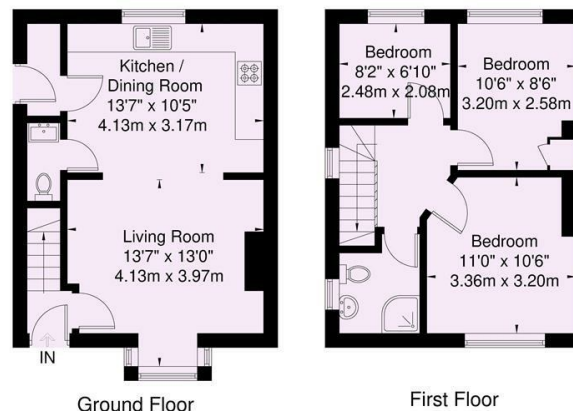


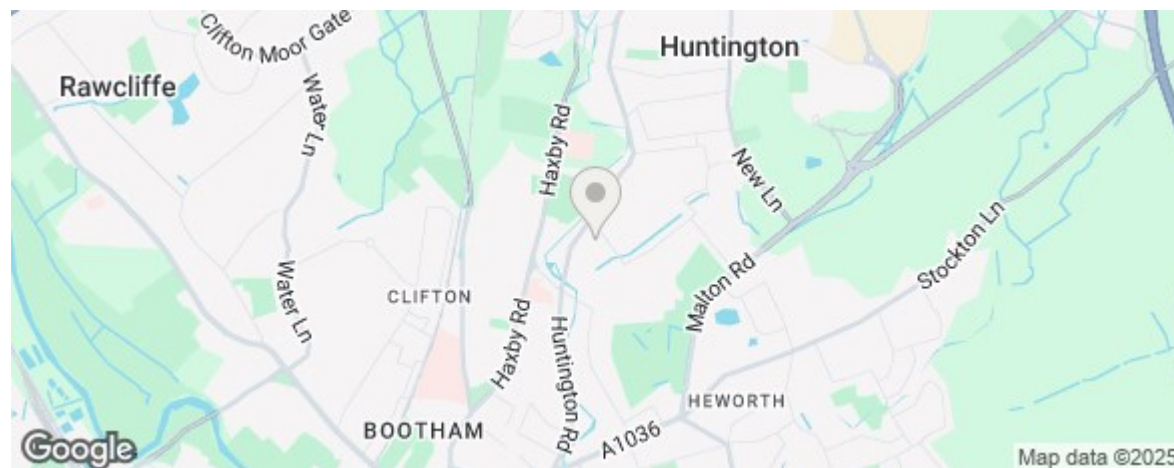
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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