



HUDSON
MOODY

14 Ambleside Avenue, York YO10 3RX

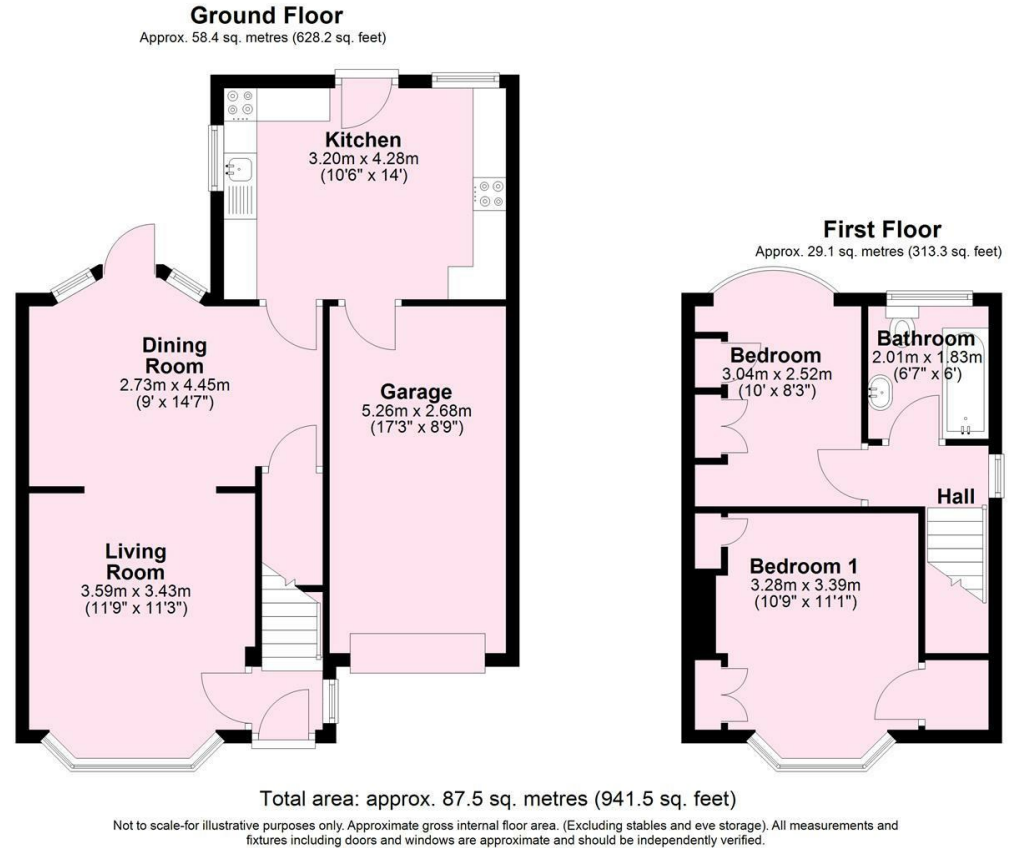
NO ONWARD CHAIN Situated in a convenient and sought after location is this attractive 1930's house that has been extended to the rear to provide a spacious kitchen, yet offers further potential to extend over the garage. The house requires cosmetic modernisation but lies on a generous plot with a south facing lawned gardens and attached garage.

- Two Bed Semi-Detached House
- Through Living and Dining Room
- Spacious Kitchen to the Rear
- Two Double Bedrooms with Fitted Wardrobes
- House Bathroom
- Single Attached Garage with Potential to Extend Over (subject to planning)
- Driveway Providing Off Street Parking
- South Facing Lawned Garden with Patio
- Quiet Residential Area Close to The University of York
- Nearby Local Shops, Schools and Amenities

Guide Price £275,000

Tenure: Freehold

Council Tax Band: B



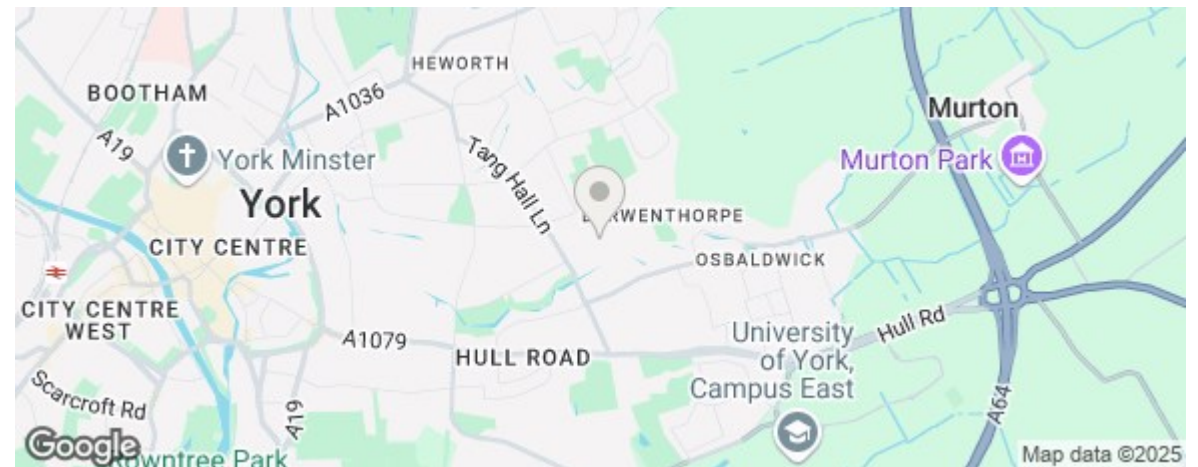
Plan produced using PlanUp.







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