



HUDSON
MOODY

51 Lilac Avenue, York YO10 3AS

Offered with NO ONWARD CHAIN and located close to the University of York, this versatile 4-bedroom semi-detached house offers generous living space and excellent potential. The property also features a log cabin providing additional accommodation with a double bedroom, shower room, sitting room, and kitchen.

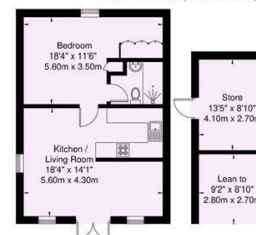
- Traditional Extended Semi-Detached House
- Spacious Living Room
- Open Plan Kitchen and Dining Area.
- Ground Floor WC.
- Garden Room
- Two Double Bedrooms
- Two Single Bedrooms (One with En-Suite Shower Room)
- Large Log Cabin (Providing Additional Accommodation/Home Office or Rental)
- Off Street Parking and Lawned Garden
- Additional Glazed Garden Room/Den. Brick Built Store.

Guide Price £450,000

Tenure: Freehold

Council Tax Band: B

51 Lilac Avenue
 Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft
 Cabin = 44.8 sq m / 482 sq ft
 Store & Lean To = 17.8 sq m / 191 sq ft
 Total = 169.4 sq m / 1822 sq ft



(Not Shown in Actual Location / Orientation)

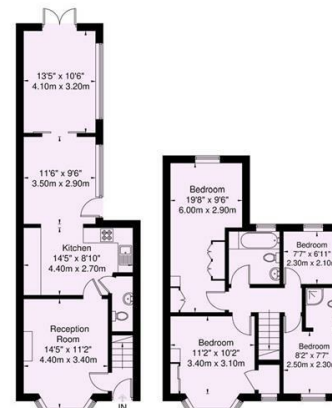


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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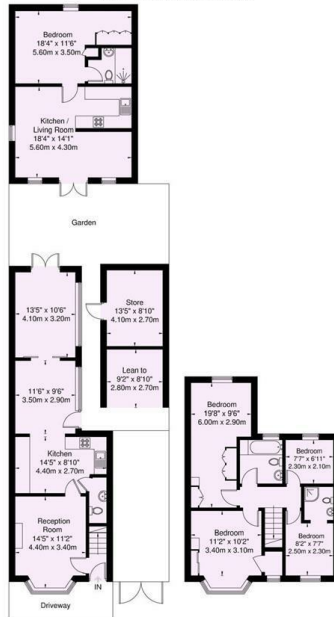


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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