



HUDSON
MOODY

61 Burlington Avenue, York YO10 3TF

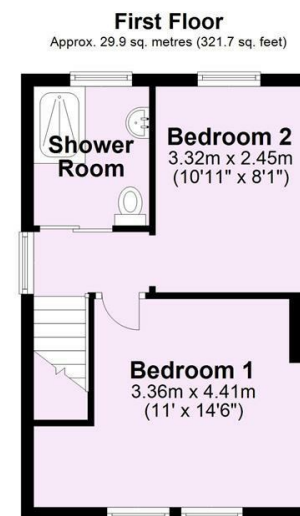
A traditional TWO BEDROOM END OF TERRACE HOUSE situated a little off Melrosegate with PLANNING PERMISSION. The house has recently undergone a programme of updating which includes an extended dining kitchen with bi-folding patio doors and a modern shower/wet room.

- Traditional End Terrace
- Good Sized Gardens
- Living Room with Log Burner
- Dining Kitchen with Modern Units
- Two Generous Double Bedrooms
- Modern Wet Room
- PLANNING PERMISSION FOR A SINGLE STOREY & TWO STOREY EXTENSION 22/00323/FUL
- Nearby Shops and Services
- Easy Access to York City Centre
- Close to University, the A64 and Motorway Network.

Guide Price £215,000

Tenure: Freehold

Council Tax Band: B



Total area: approx. 71.6 sq. metres (770.8 sq. feet)

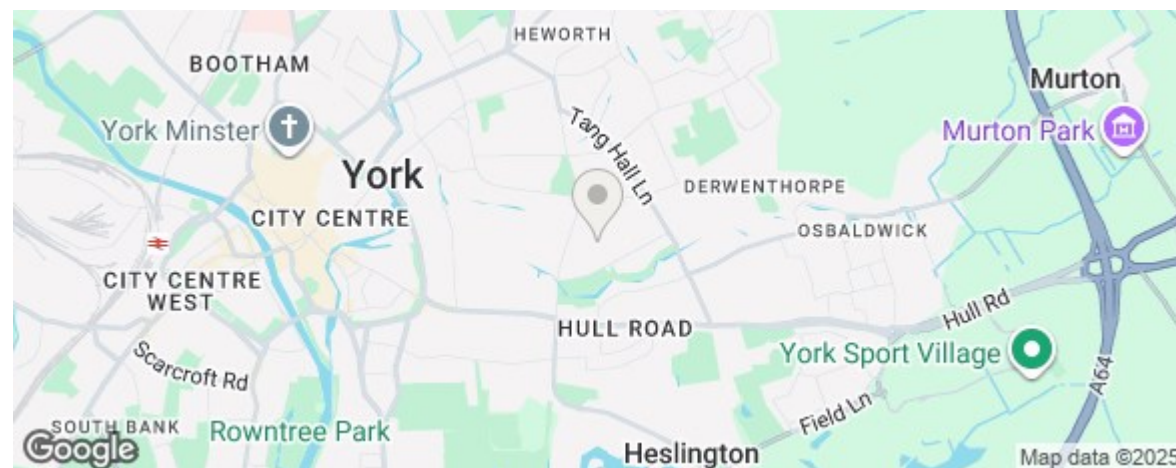
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.
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.
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com