



HUDSON  
MOODY

99 Beech Avenue, York YO24 4JJ



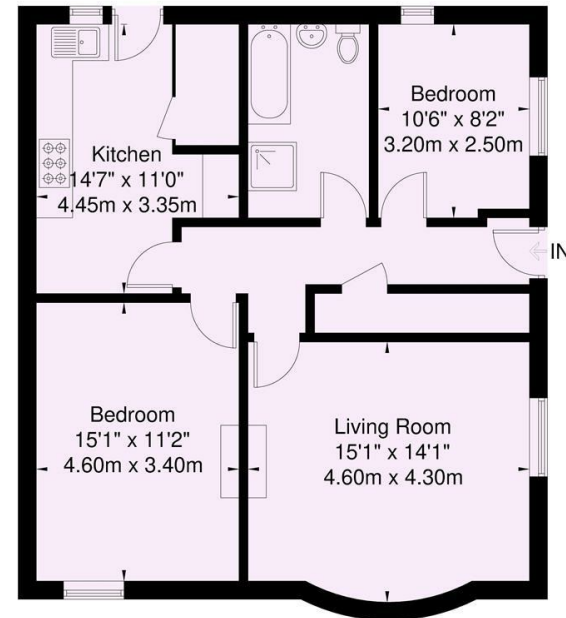
**\*OFFERED WITH NO ONWARD CHAIN\*** A surprisingly spacious and updated ground floor apartment with large private garden. The property is situated within an end terraced house, in an ideal location with easy access to York and the railway station. The current owners have extended the lease, offering added value and peace of mind.

- **Updated Ground Floor Apartment**
- **Generous Kitchen with Utility Cupboard**
- **Large Living Room with Wood Burning Stove**
- **Two Generous Double Bedrooms**
- **House Bathroom with Separate Shower Cubicle**
- **Private Rear Lawned Garden**
- **External Storage Shed with Electricity**
- **On Street Parking Available**
- **Close to York Station and City Centre**
- **Offered with No Onward Chain**

**Guide Price £220,000**  
**Tenure: Leasehold**  
**Council Tax Band: A**

Lease Years Remaining: 174 years  
 Service Charge: £300pa  
 Ground Rent: £0

99 Beech Avenue  
 Approximate Gross Internal Area = 75.6 sq m / 813 sq ft



Ground Floor

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







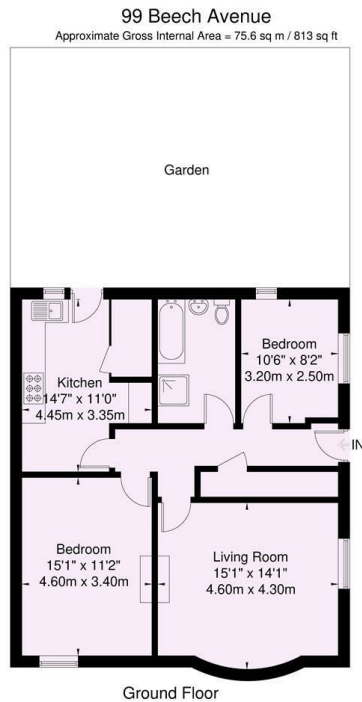
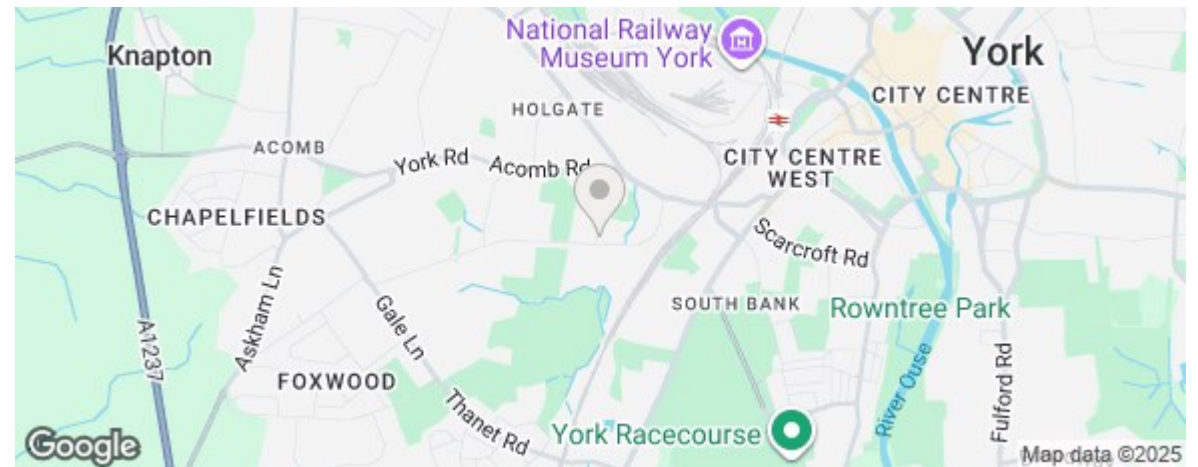


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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | 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<br>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.
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