



HUDSON
MOODY

39 Ouseburn Avenue, York YO26 5NL

*** VIEWING HIGHLY RECOMMENDED

*** A beautifully presented four-bedroom semi-detached home in Acomb, offering spacious and versatile accommodation and lying within easy reach of York City Centre.

- Extended Semi-Detached Home
- Open-Plan Kitchen/Dining Area
- Living Room
- Four Generous Double Bedrooms
- Modern Bathroom & En-suite Shower Room
- Versatile Top-Floor Bedroom
- Ground Floor WC & Utility Room
- Spacious Rear Garden
- Driveway & Garage
- Desirable Location

Guide Price £419,999

Tenure: Freehold

Council Tax Band: B

39 Ouseburn Avenue
Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft

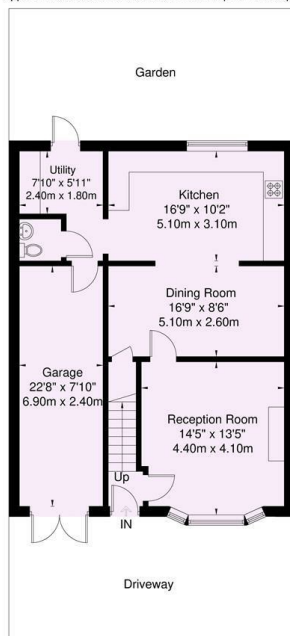


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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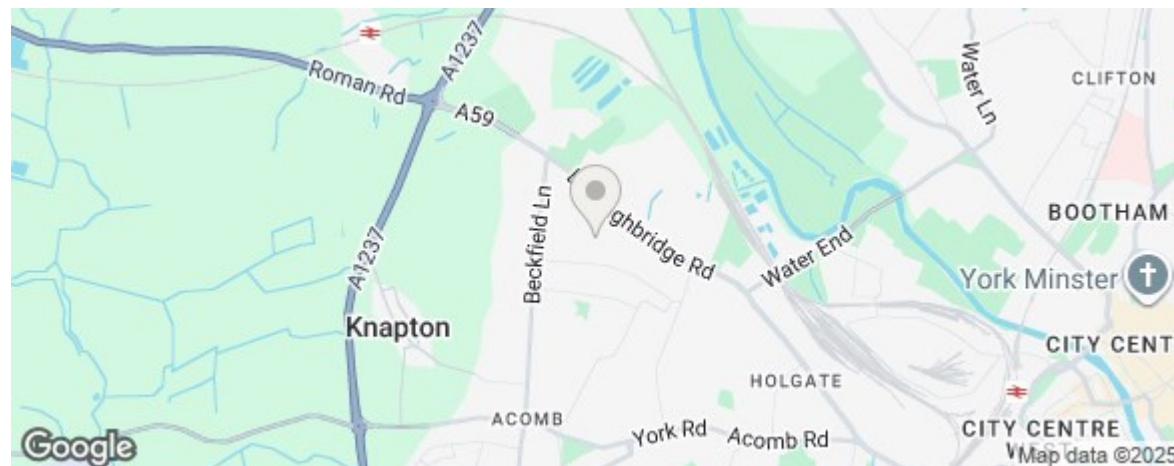


Ground Floor

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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	

79 80



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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