



10 Hudson Crescent  
York, YO30 6NN  
Guide Price £385,000



**NO ONWARD CHAIN!** A highly impressive three bedroom semi-detached home on a fabulous corner plot located on this quiet crescent close to York City Centre, Railway Station and Clifton Moor retail park. Benefitting from popular nearby schools and amenities and updated and maintained by the current vendors to a very high standard throughout. The bright and spacious living accommodation comprises entrance hallway, open plan staircase and higher than average ceilings, 12ft fitted kitchen, lounge with bay window, dining room, conservatory, WC/cloaks, first floor landing, three first floor bedrooms (two doubles and one generous single) and a three piece house bathroom. To the outside is a generous front driveway providing plenty of off street parking and the potential for electric car charging, side access with storage area, a large rear south/south west facing garden with lawn, mature borders, sitting areas and timber lean-to for entertaining. An accompanied viewing is highly recommended.



**Entrance Hallway**

uPVC entrance door, double panelled radiator, tiled flooring, stairs to first floor, power points



**Lounge**

uPVC bay window to front, double panelled radiator, contemporary electric fire with surround, carpeted flooring, TV and power points

**WC/Cloaks**

Opaque uPVC window to side, wash hand basin, low level WC, vinyl flooring

**Dining Room**

Column radiator, tiled flooring, TV and power points

**Conservatory**

Premium double glazing, carpeted flooring, power points







### **First Floor Landing**

uPVC window to side, carpeted flooring, loft access

### **Bedroom 1**

uPVC bay window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

### **Bedroom 2**

uPVC window to rear, double panelled radiator, carpeted flooring, power points

### **Bedroom 3**

uPVC window to rear, double panelled radiator, carpeted flooring, power points

### **House Bathroom**

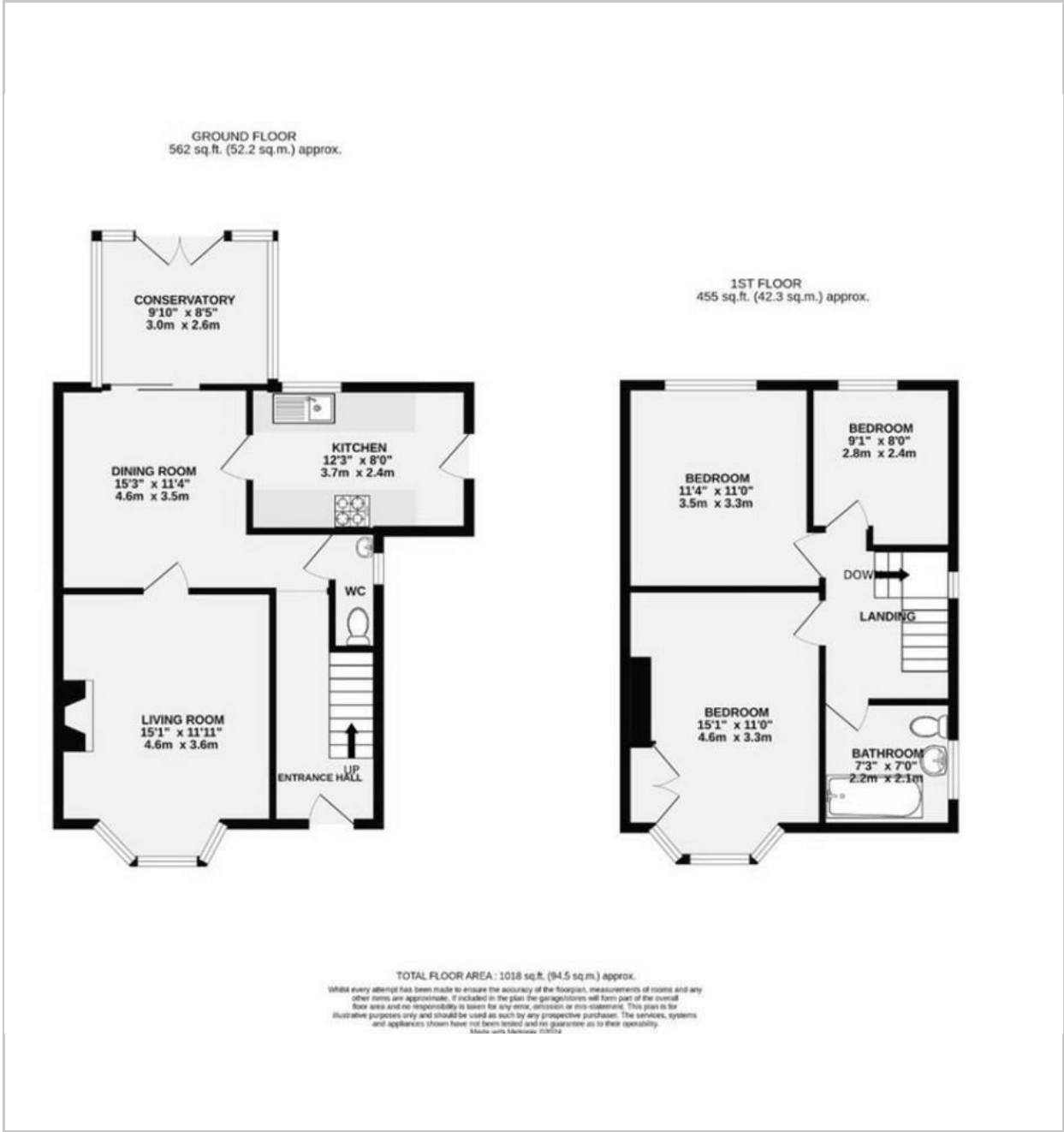
uPVC opaque window to side, panelled bath with mains shower over, low level WC, wash hand basin, towel radiator, vinyl flooring, extractor fan

### **Outside**

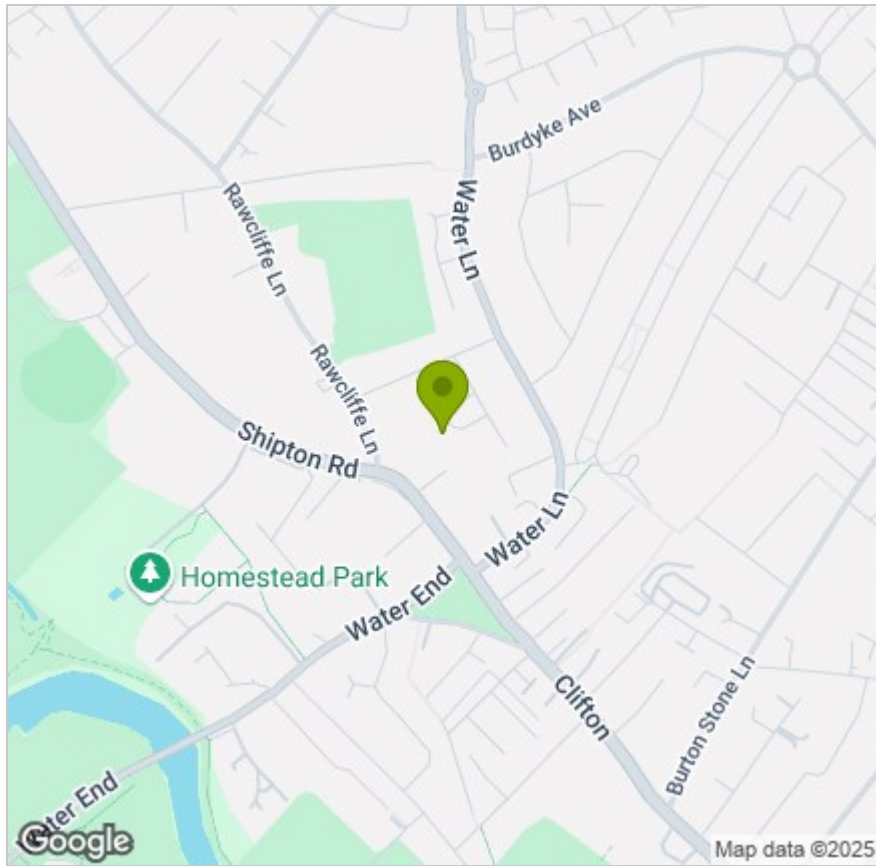
Front driveway with ample parking areas, gate to side courtyard, brick store with power, timber shed, mature flower borders and lawn, sitting area, timber lean-to with power, outside taps






FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 81
(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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