



HUDSON  
MOODY

Flat A, 20 Avenue Terrace, York YO30 6AX

A ground floor, period apartment offering a double bedroom to the front, a second versatile reception room which could be used as either a bedroom or living room, together with a kitchen, bathroom, courtyard and a single garage to the rear of the house. The property would be perfect for first time buyers, investors or those looking for a downsize.

- **Generous Apartment With Period Features**
- **Set on the Ground Floor of a Terrace Property**
- **Double Bedroom with Bay Window**
- **Living Room or Second Double Bedroom**
- **Breakfast Kitchen**
- **House Bathroom**
- **Single Garage with Potential to Convert. Permit Parking**
- **Courtyard with Rear Access**
- **Easy Access to York City Centre**
- **No Onward Chain**

**Guide Price £220,000**

**Tenure: Leasehold - Share of Freehold**

**Council Tax Band: B**

Remaining Lease Length: 755 years

Service Charge: £0

Ground Rent: £50

Flat A, 20 Avenue Terrace  
Approximate Gross Internal Area = 64.6 sq m / 695 sq ft  
Garage = 12.6 sq m / 135 sq ft  
Total = 77.2 sq m / 830 sq ft



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



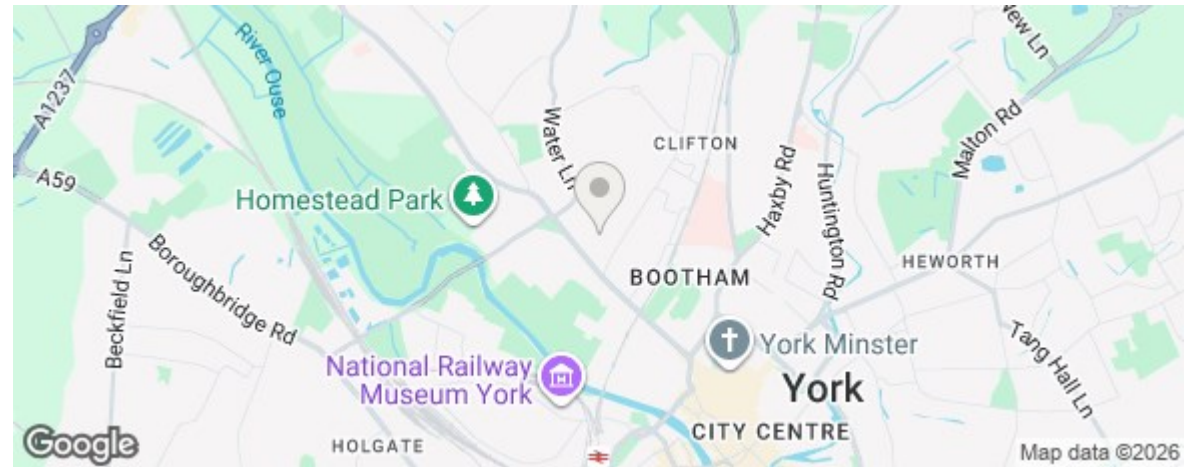


**Flat A, 20 Avenue Terrace**  
 Approximate Gross Internal Area = 64.6 sq m / 695 sq ft  
 Garage = 12.6 sq m / 135 sq ft  
 Total = 77.2 sq m / 830 sq ft



GROUND FLOOR  
 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

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



**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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**