



44 Runswick Avenue, York YO26 5PP

HUDSON
MOODY

A renovated, immaculate dormer bungalow situated on a quiet cul-de-sac just off Beckfield Lane, close to the village of Acomb and a wealth of local shops and amenities.

- Fully Renovated Detached Dormer Bungalow
- Open Plan Kitchen and Dining Area
- Spacious Living Room with Electric Fire
- Ground Floor Shower Room
- Separate Utility Room
- Spacious Master Bedroom
- Two Further Bedrooms
- Contemporary House Bathroom
- Immaculate Landscaped Gardens
- Off Street Parking and Garage

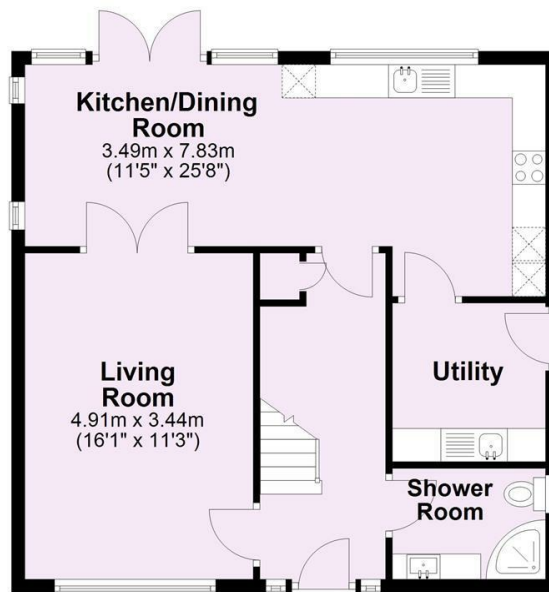
Guide Price £435,000

Tenure: Freehold

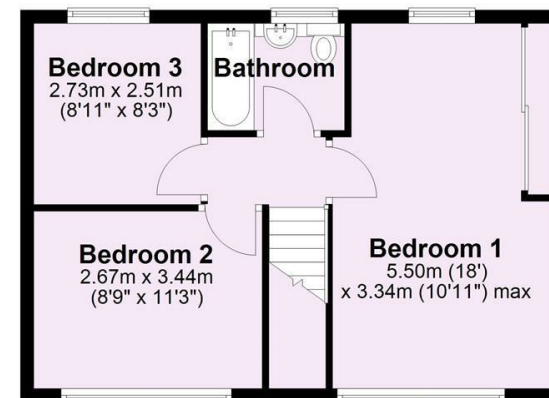
Council Tax Band: C



Ground Floor
Approx. 60.7 sq. metres (652.8 sq. feet)



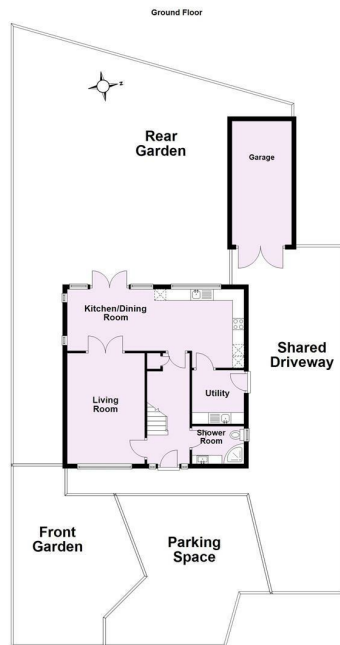
First Floor
Approx. 43.0 sq. metres (463.3 sq. feet)



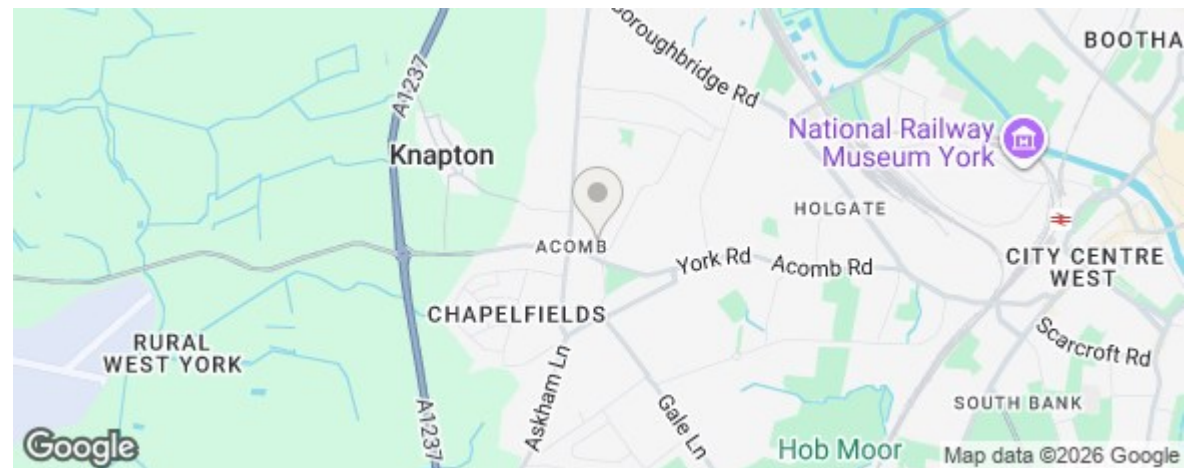
Total area: approx. 103.7 sq. metres (1116.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com