



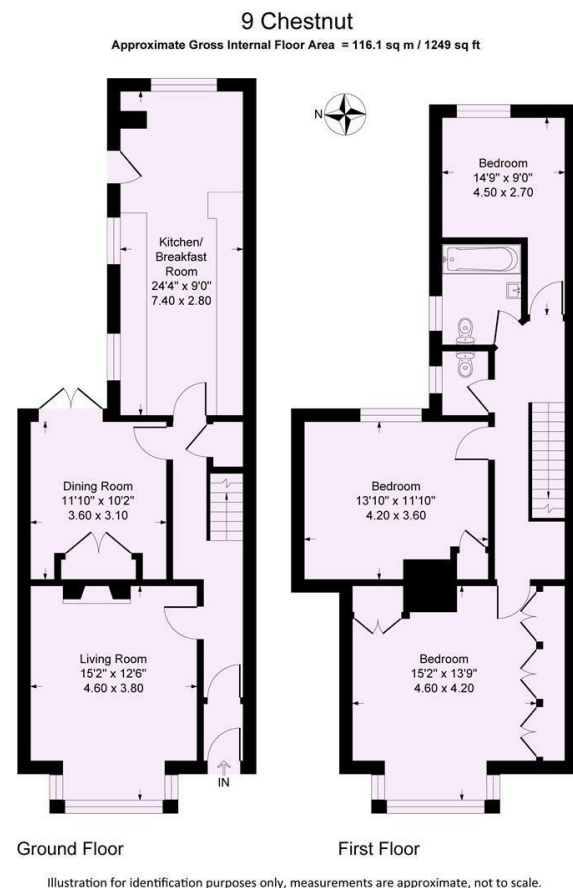
HUDSON
MOODY

9 Chestnut Avenue, Stockton Lane, York YO31 1BR

A superbly presented light and spacious Edwardian house located on a sought after, tree lined avenue just off Stockton lane.

The house offers two generous reception rooms and an extended dining kitchen, together with three double bedrooms, an immaculate bathroom and separate WC. To the rear is a great sized and well maintained lawned garden.

- Immaculate Edwardian House
- Sought After Location on a Tree Lined Road off Stockton Lane
- Two Generous Reception Rooms
- Spacious Dining Kitchen
- Three Well Proportioned Bedrooms
- House Bathroom and Separate WC
- Courtyard and Lawned Gardens
- Mature, Large Rear Garden
- Offered with No Onward Chain



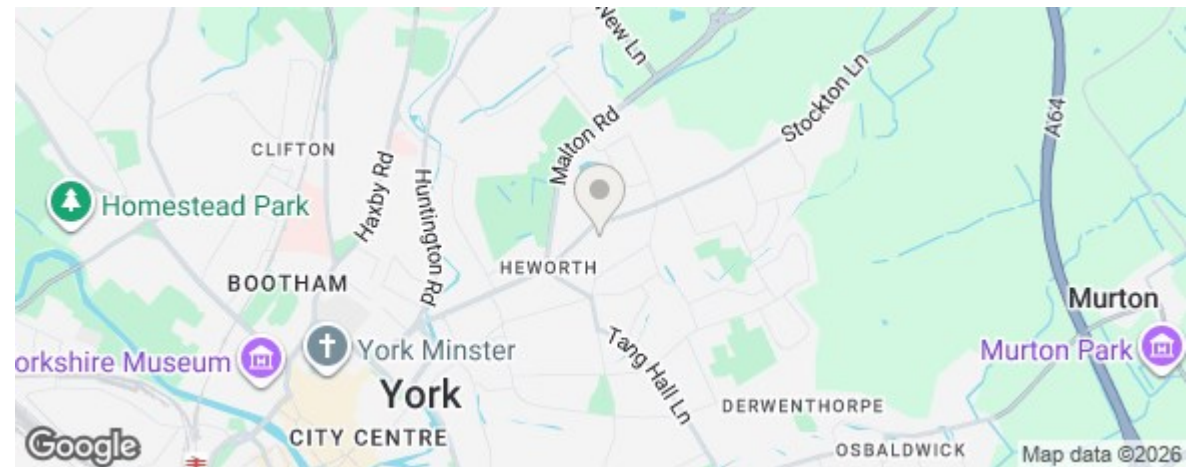
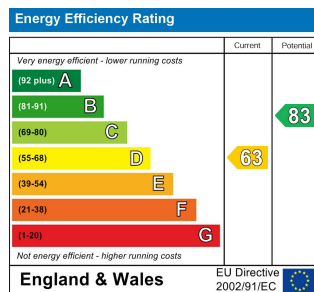
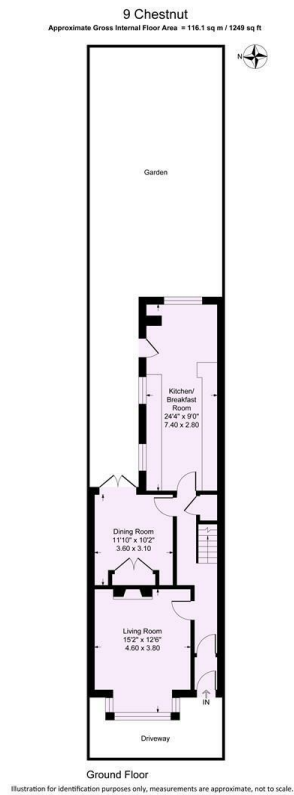
Offers Over £475,000

Tenure: Freehold

Council Tax Band: D







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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.
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.

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