



HUDSON  
MOODY

61 Burlington Avenue, York YO10 3TF

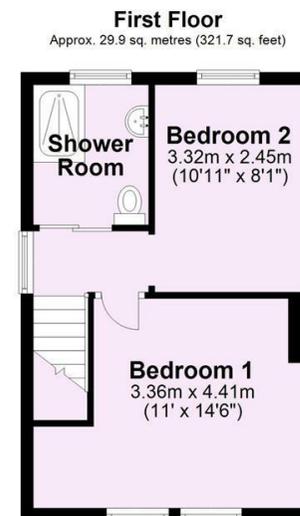
A traditional TWO BEDROOM END OF TERRACE HOUSE situated a little off Melrosegate with PLANNING PERMISSION. The house has recently undergone a programme of updating which includes an extended dining kitchen with bi-folding patio doors and a modern shower/wet room.

- Traditional End Terrace
- Good Sized Gardens
- Living Room with Log Burner
- Dining Kitchen with Modern Units
- Two Generous Double Bedrooms
- Modern Wet Room
- PLANNING PERMISSION FOR A SINGLE STOREY & TWO STOREY EXTENSION 22/00323/FUL
- Nearby Shops and Services
- Easy Access to York City Centre
- Close to University, the A64 and Motorway Network.

**Guide Price £215,000**

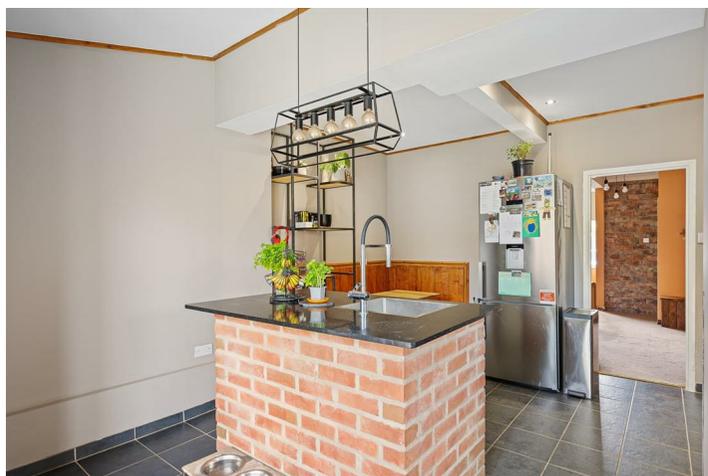
**Tenure: Freehold**

**Council Tax Band: B**



Total area: approx. 71.6 sq. metres (770.8 sq. feet)

For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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