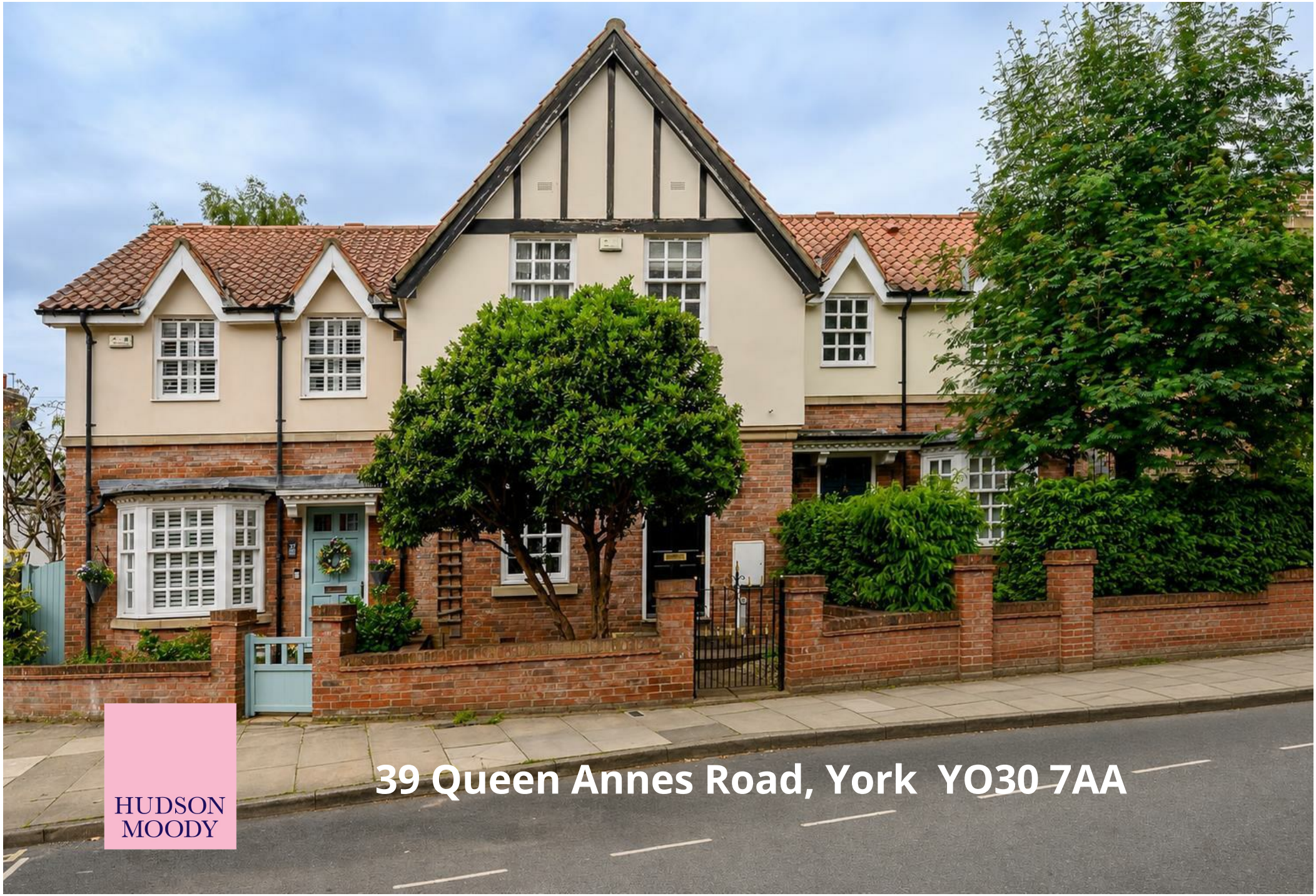


39 Queen Annes Road, York YO30 7AA

HUDSON
MOODY

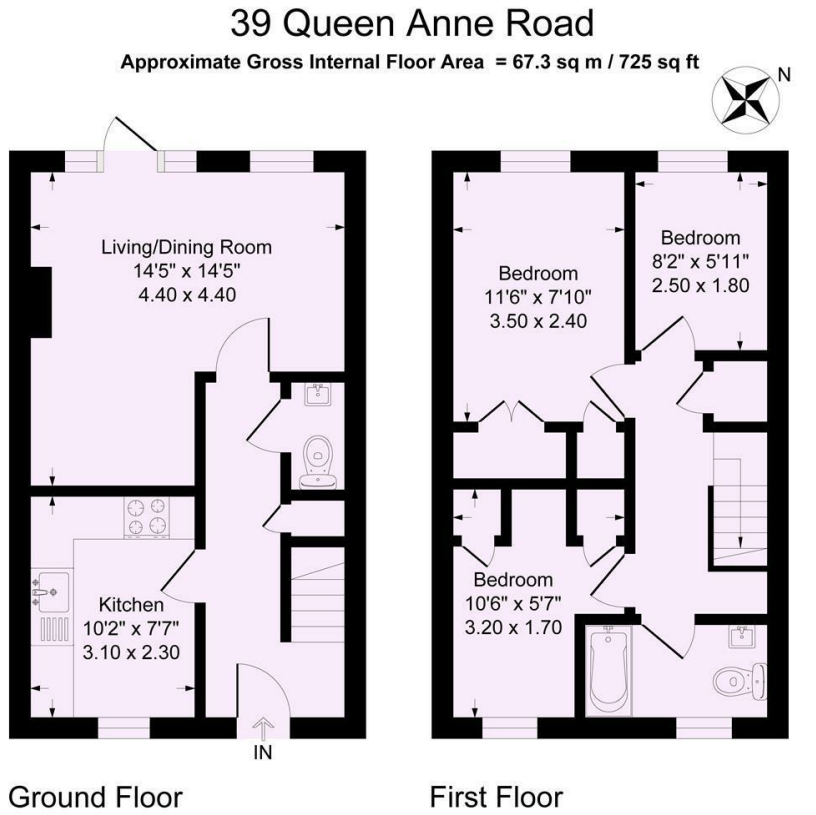
An attractive, three bedroom terrace home. Situated on the enviable Queen Anne's Road, a short stroll of the city centre, and train station

- Enviable Location a Short Stroll of The Minster, and a Wealth of Local Amenities on Bootham and York Train Station
- Spacious and Bright Living Dining Room Opening onto the Garden
- Separate Kitchen with Integral Applicances
- Ground Floor WC
- Principle Bedroom with Fitted Furniture and Triple Built-In Wardrobes
- Two Further Bedrooms
- Family Bathroom
- Good Sized Low Maintenance Garden
- Off Street Parking Space
- No Onward Chain

Guide Price £375,000

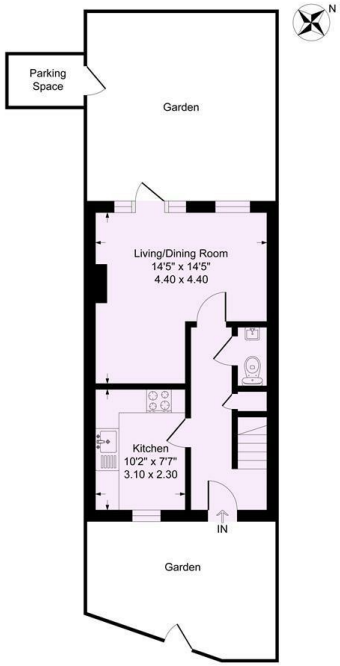
Tenure: Freehold

Council Tax Band: D



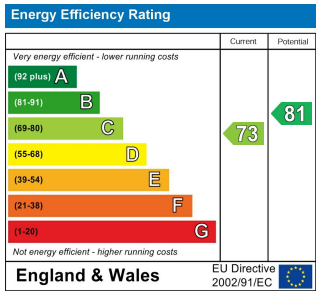
39 Queen Anne Road

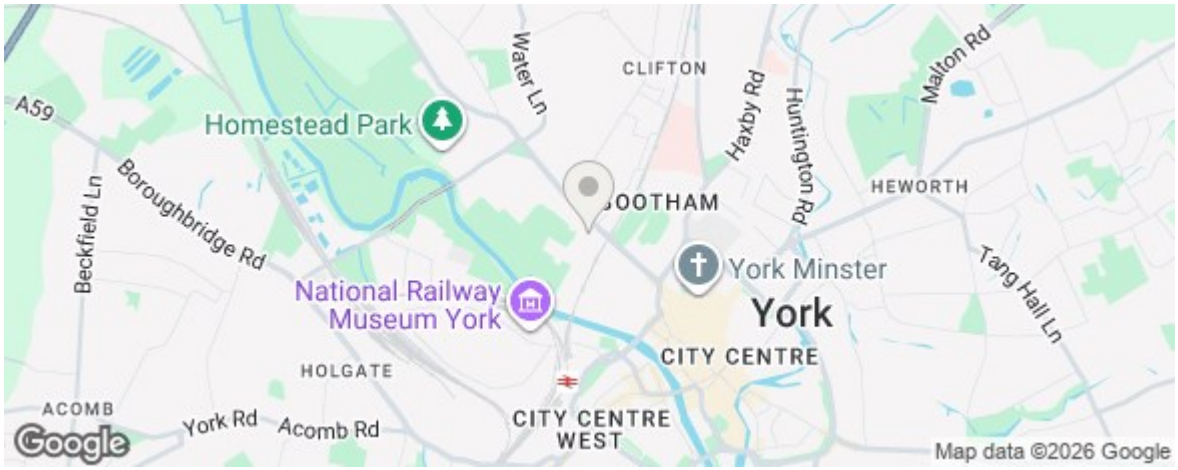
Approximate Gross Internal Floor Area = 67.3 sq m / 725 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





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.

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