


HUDSON MOODY

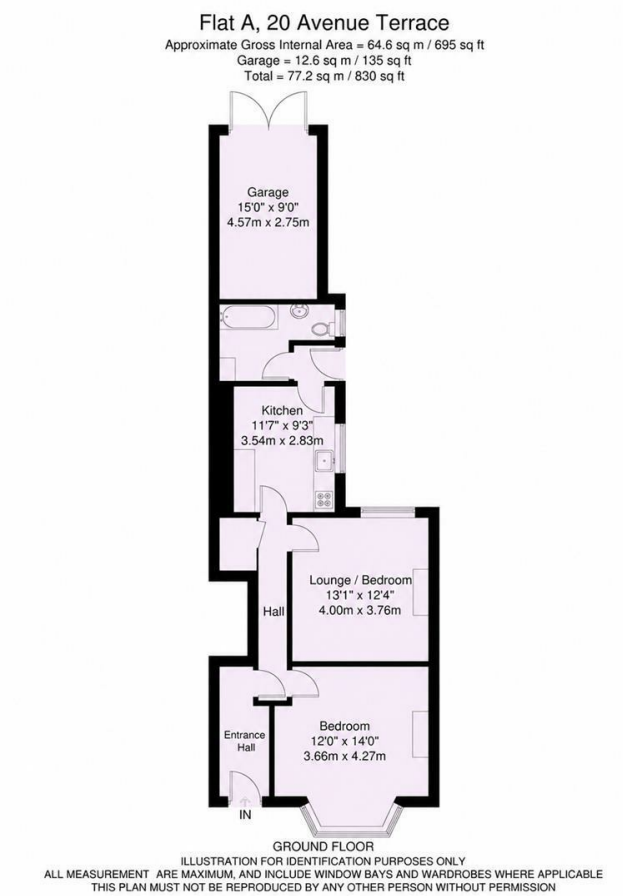
# Flat A, 20 Avenue Terrace, York YO30 6AX

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 £210,000
## Tenure: Leasehold - Share of Freehold
## Council Tax Band: B

Remaining Lease Length: 755 years
Service Charge: £0
Ground Rent: £50









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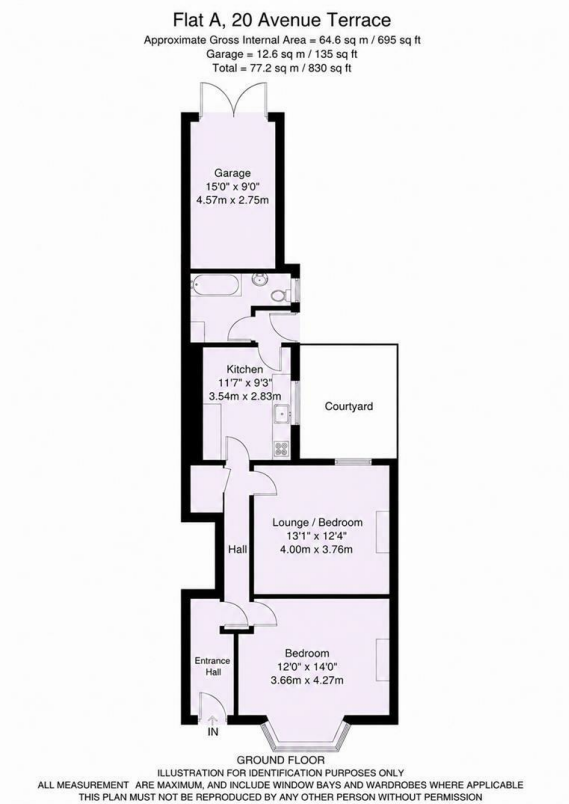


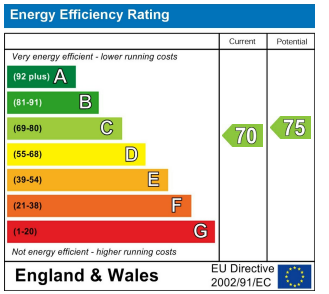





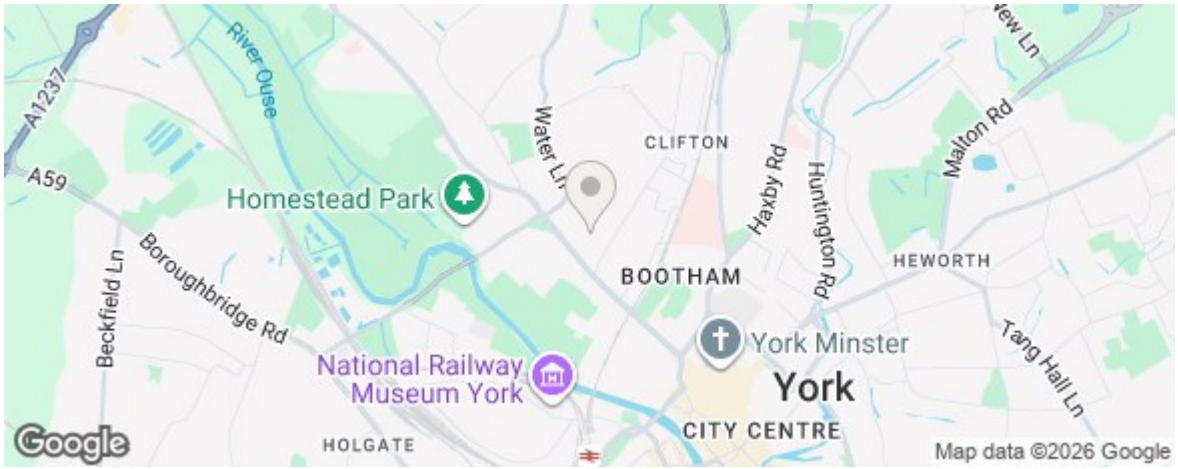


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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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.
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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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