



HUDSON  
MOODY

23 Alwyne Grove, York YO30 5RT



## 23 Alwyne Grove

Approximate Gross Internal Floor Area = 166.2 sq m / 1789 sq ft

A superbly updated, extended and beautifully presented traditional semi-detached house situated in a pleasant cul-de-sac just off Shipton Road and within easy reach of York city centre and the outer ring road. The property offers spacious living accommodation, four bedrooms, garage and enclosed lawned gardens.

- Superbly Updated Semi-Detached House
- Open Plan Living Room
- Amazing Extended Dining Kitchen
- Large Boot/Utility Room
- Three Double Bedrooms. Single Room/Study
- Stylish Bathroom. Separate Modern Shower Room
- Large Lawned Garden with composite Decked Terrace
- Integral Single Garage
- Ample Off Street Parking
- Popular Cul-De-Sac Location

**Guide Price £495,000**

**Tenure: Freehold**

**Council Tax Band: D**

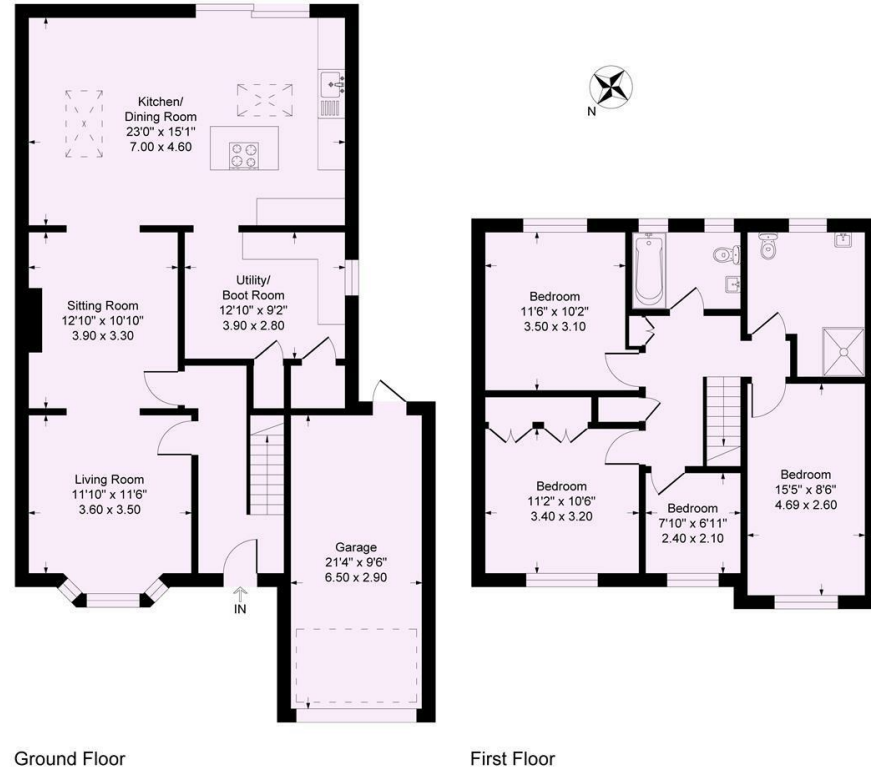
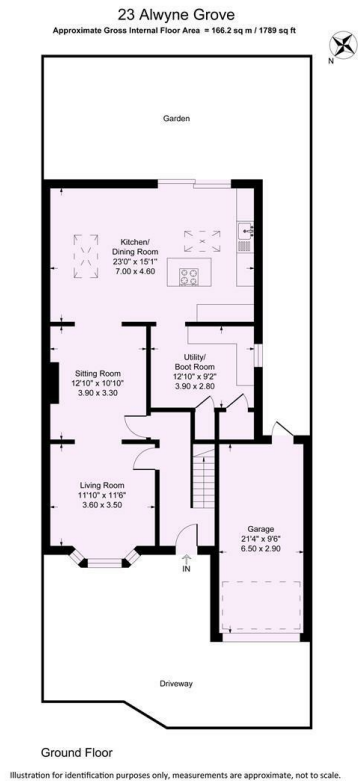


Illustration for identification purposes only, measurements are approximate, not to scale.









| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 86        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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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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