



HUDSON  
MOODY

45 Woodside Avenue, York YO31 0QS

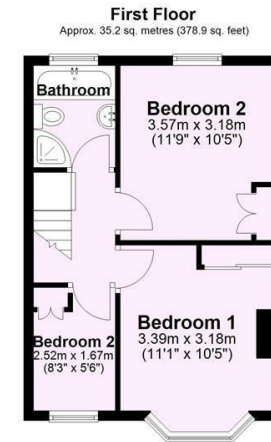
Situated in the popular and sought after Heworth area of York and within easy reach of the city you will find this traditional SEMI-DETACHED HOUSE that has been SUPERBLY EXTENDED AND UPDATED to cater for the modern lifestyle with garage, workshop and low maintenance lawned garden.

- Extended and Updated Semi-Detached House
- Large Garage and Parking Area
- Cosy Living Room
- Large Open Plan Family Room and Kitchen
- Garden Room (Bedroom 4) and En-Suite Shower Room
- Two Double Bedrooms with Fitted Wardrobes
- Single Room or Study
- Attractive Low Maintenance Garden
- Large Workshop
- No Onward Chain

**Guide Price £375,000**

**Tenure: Freehold**

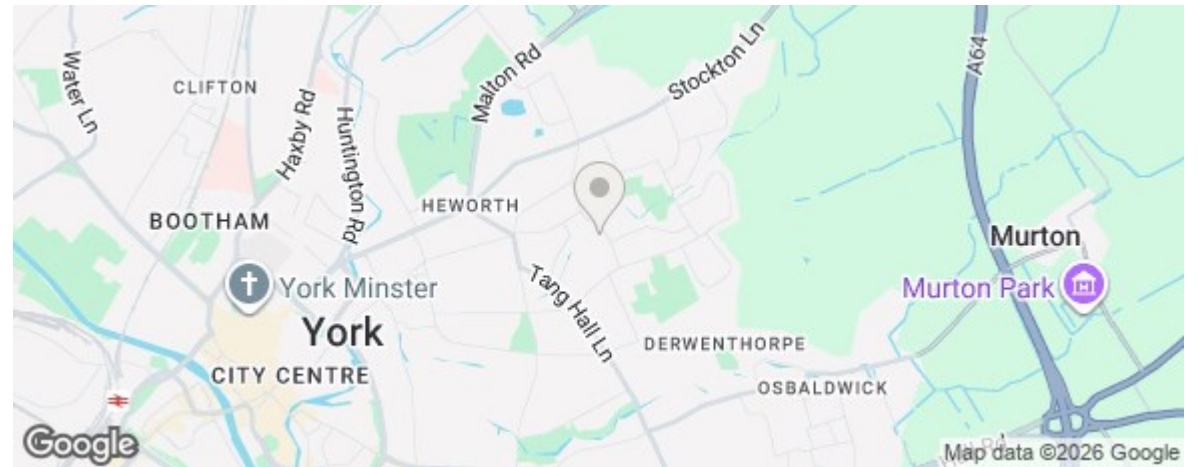
**Council Tax Band: D**



Total area: approx. 103.0 sq. metres (1109.2 sq. feet)







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 61                      | 77        |
| (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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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**