



HUDSON  
MOODY

7 Wolfe Avenue, York YO31 0SF

\*\*\* VIEWING RECOMMENDED \*\*\* Tucked away on a quiet leafy lane off Melrosegate, close to the centre of York and next to a mature woods, you will find this spacious and bright SEMI-DETACHED HOUSE. The house is not overlooked from the front or back and enjoys a peaceful and mature rear garden. The house has previously had planning permission granted for a single storey rear extension to create an open plan kitchen/utility and living space, along with permission to remove the garage and build a garden studio.

- Spacious Semi-Detached House
- Quiet Residential Road with Houses Only on One Side and Woodland Opposite
- Bright Through Living and Dining Room
- Fitted Kitchen
- Three Light-Filled Well Proportioned Bedrooms
- Three Piece Family Bathroom
- Air Source Heat Pump and Gas Boiler
- Mature Front and Rear Gardens
- Off Street Parking and Garage
- Near Cycle Route Through St Nick's Nature Reserve and Foss Islands Shopping Centre

**Guide Price £350,000**

**Tenure: Freehold**

**Council Tax Band: C**

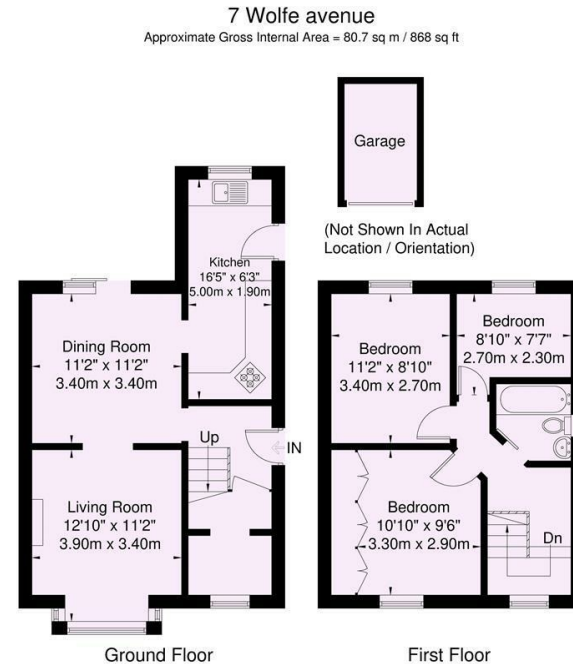


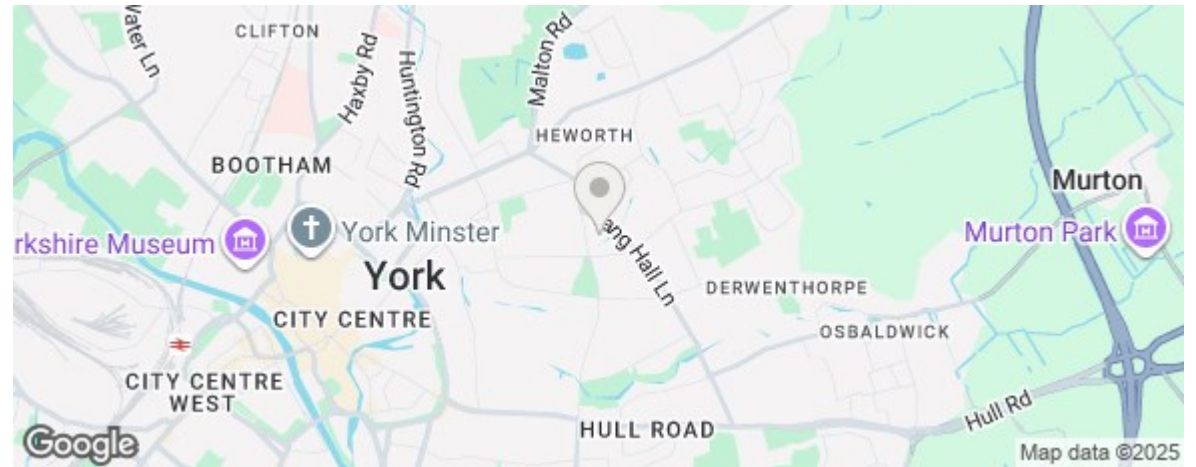
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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



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.

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