



HUDSON
MOODY

43 Avenue Terrace, York YO30 6AX

43 Avenue Terrace

Approximate Gross Internal Floor Area = 167.9 sq m / 1808 sq ft

VIEWINGS AVAILABLE THIS WEEKEND (13TH & 14TH)
by appointment. Call Hudson Moody.

A beautifully renovated four-bedroom period townhouse, perfectly balancing elegant period character with high-quality contemporary finishes. Situated in the highly sought-after Bootham/Clifton Green area, this exceptional home is within easy walking distance of York city centre, the railway station, St Peter's School, and Bootham School.

- Beautifully renovated four-bedroom period townhouse
- Highly sought-after Bootham location, close to York city centre
- Attractive terrace of handsome period homes
- Elegant open-plan living and dining room with original features
- Bespoke kitchen by Interior 4 Living with quartz worktops
- Four well-proportioned bedrooms across two upper floors
- Luxurious family bathroom
- Landscaped rear courtyard ideal for outdoor entertaining
- Walking distance to York Railway Station, St Peter's and Bootham School
- On street permit parking

Guide Price £650,000

Tenure: Freehold

Council Tax Band: D

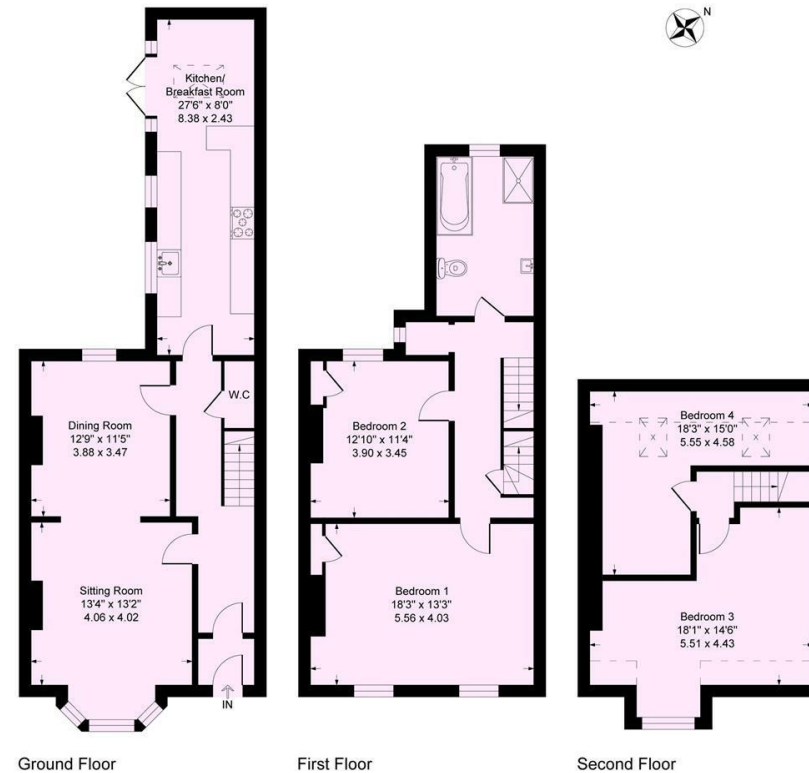


Illustration for identification purposes only, measurements are approximate, not to scale.





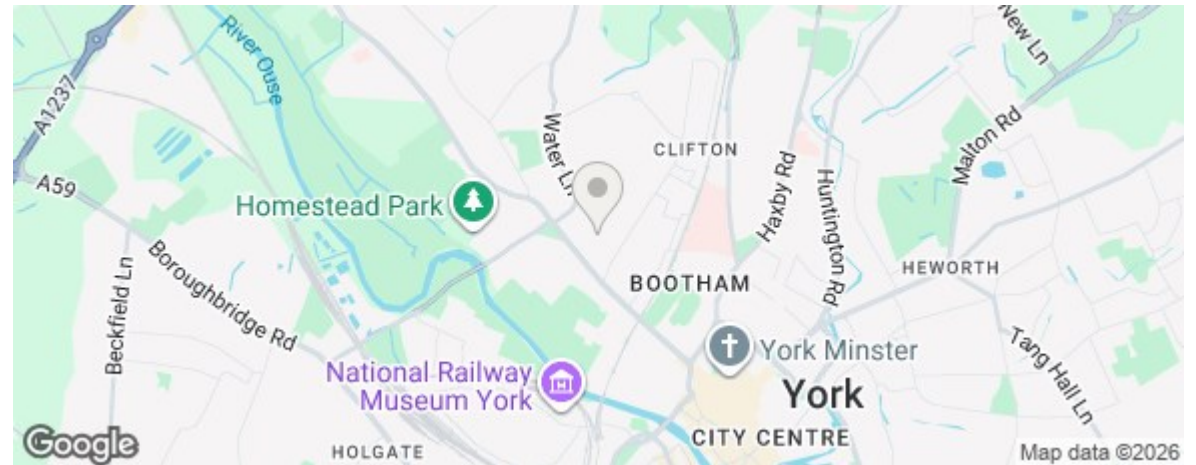
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Ground Floor

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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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