



79 Phoenix Boulevard, York YO26 4WX

HUDSON  
MOODY

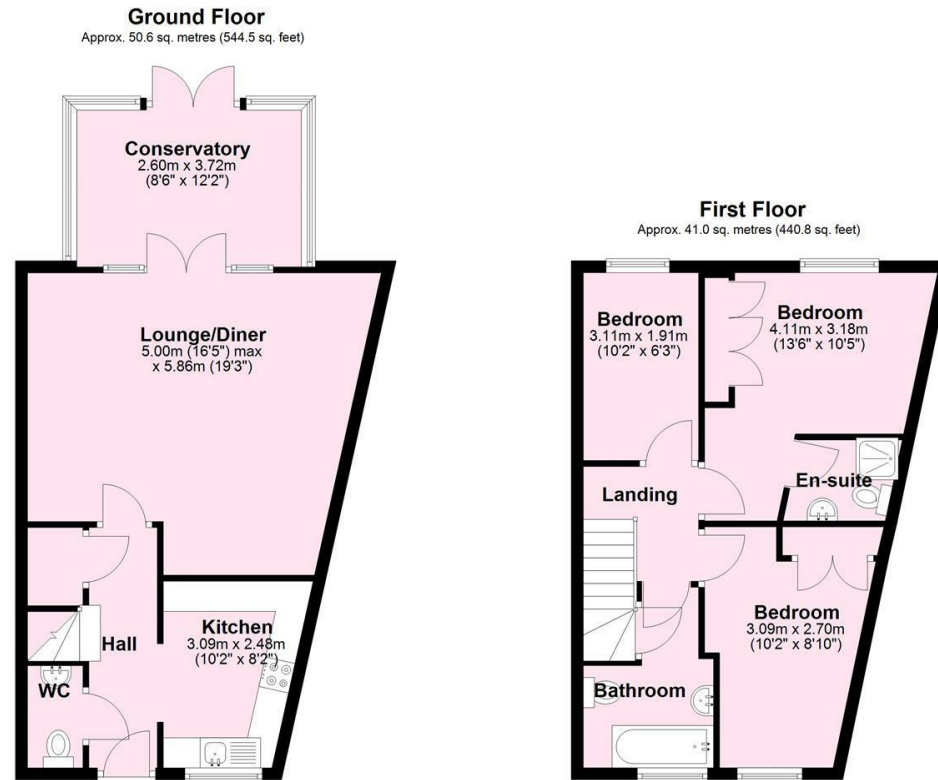
A well presented, modern end terrace house situated within the popular Phoenix Boulevard development, off Leeman Road. Within easy reach of the city centre and train station.

- Modern End Terraced House
- Popular Development Close to the City Centre and Railway Station
- Entrance Hall and Ground Floor WC
- Spacious Modern Kitchen
- Living and Dining Room
- Conservatory
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- House Bathroom
- Private Garden

**Guide Price £300,000**

**Tenure: Freehold**

**Council Tax Band: C**



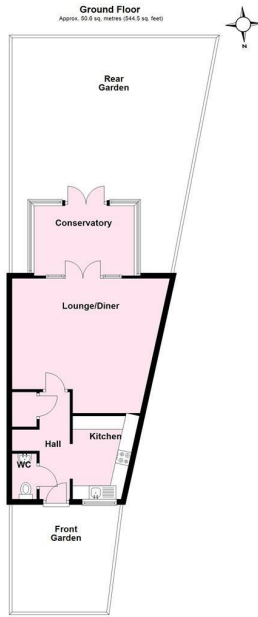
Total area: approx. 91.5 sq. metres (985.3 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

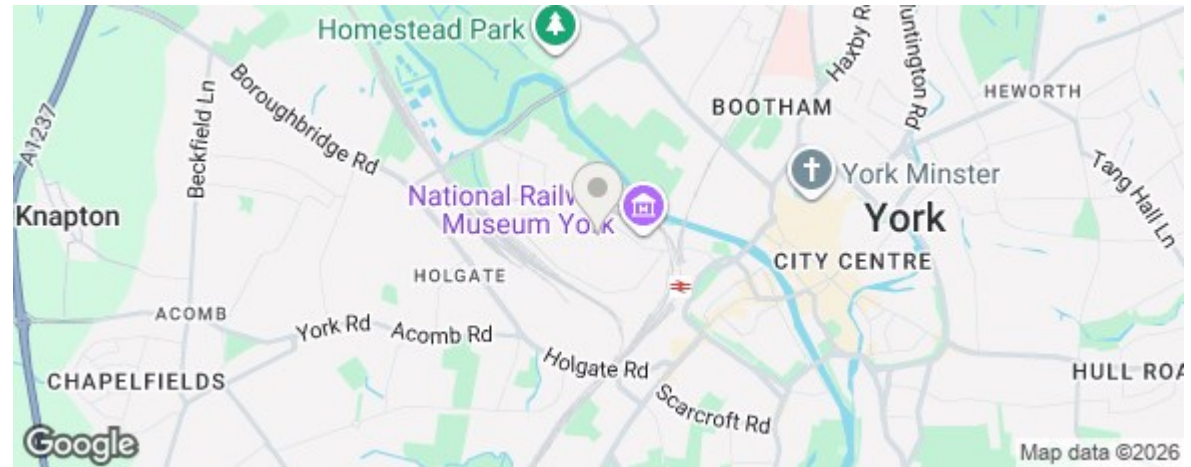






Total area: approx. 50.6 sq. metres (544.5 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and sun-shrubs). All measurements and fixtures including doors and windows are approximate and should be independently verified. Plan produced using PlanIt.



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>86</b> |
| (69-80) <b>C</b>                                   |  | <b>73</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | 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.

**HUDSON  
MOODY**

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