16 Carlton Avenue, York YO10 3JZ

HUDSON MOODY

A three bedroom traditional semi detached home. Situated in the popular residential area of Osbaldwick, lying to the East of York within convenient access of the A64, York University, York city centre and excellent local schools.

- A Traditional Bay Fronted Semi Detached Home Ideal for First Time Buyers
- Newly Decorated Living Room with Open Fireplace
- Separate Dining Room Leading through to a Conservatory
- Kitchen Overlooking the Garden
- Side Extension Providing a Utility Room and Ground Floor Shower Room
- Two Generous Double Bedrooms
- Third Single Bedroom
- Family Bathroom
- Low Maintenance Private Garden
- Garage and Gated Driveway for Two Cars

Guide Price £290,000

Tenure: Freehold

Council Tax Band: C

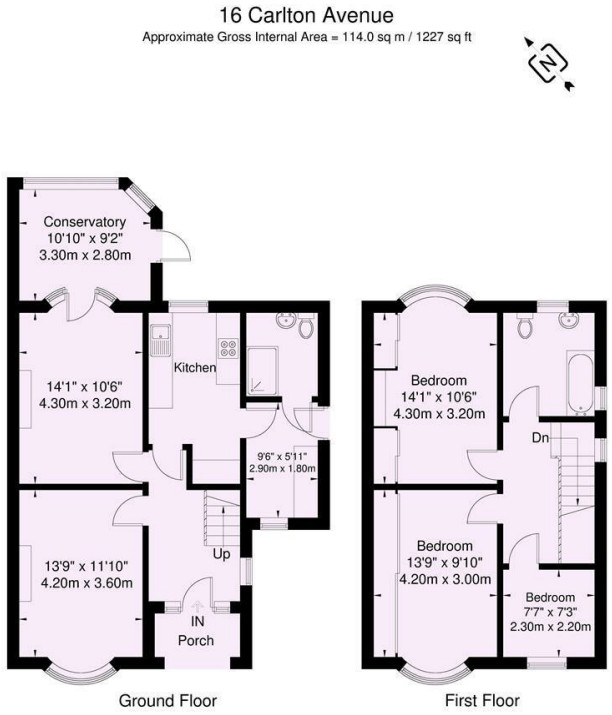
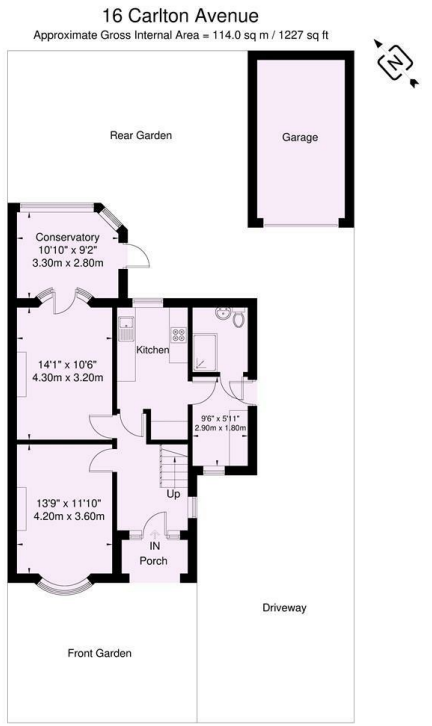
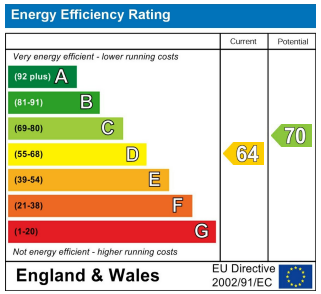


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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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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