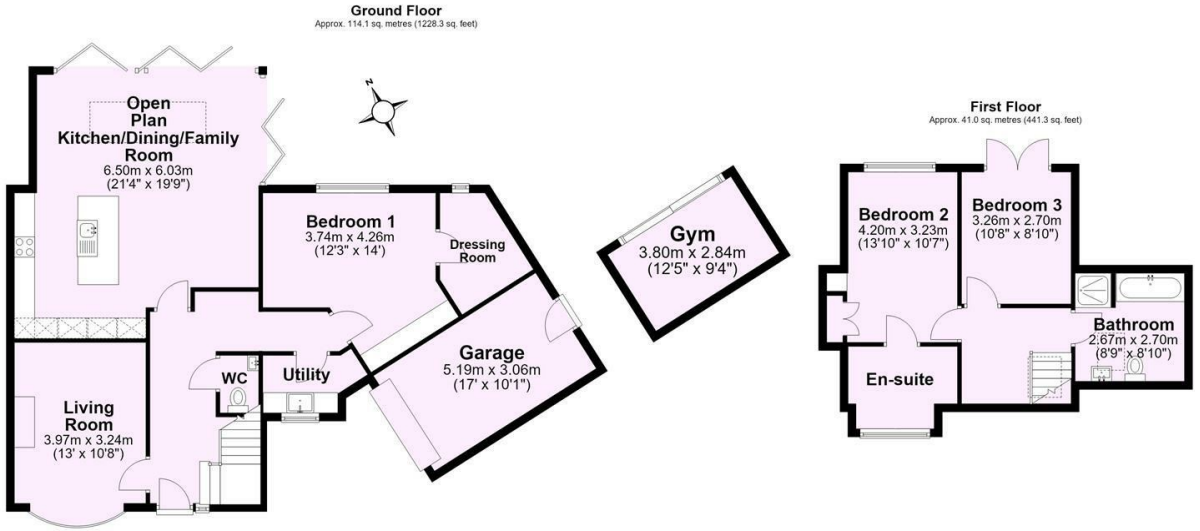


HUDSON
MOODY

104 Albion Avenue, York YO26 5QY

A beautifully presented dormer bungalow situated at the head of a cul-de-sac in a convenient location between Boroughbridge Road and Beckfield Lane.
The property has been thoughtfully designed throughout, offering spacious and versatile accommodation. To the ground floor is an impressive open-plan living, dining and family room, a double bedroom and a separate snug, providing an additional reception space. To the first floor are two further double bedrooms, one benefitting from an en-suite shower room, together with a modern family bathroom.

- Renovated and Extended Dormer Bungalow
- Open Plan Kitchen, Dining and Family Room with Bi-fold Doors
- Separate Living Room with Log Burning Stove
- Ground Floor Bedroom with Dressing Room
- WC and Utility Room
- Two First Floor Double Bedrooms
- Family Bathroom
- Attached Renovated Garage (Additional Living Space if Required)
- Off Street Parking
- Attractive Garden with Studio.



Total area: approx. 155.1 sq. metres (1669.7 sq. feet)





Guide Price £495,000

Tenure: Freehold

Council Tax Band: C

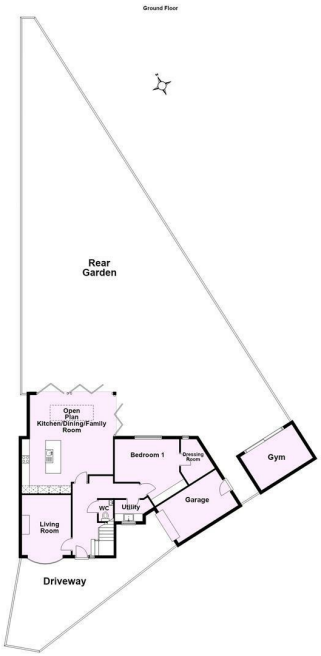




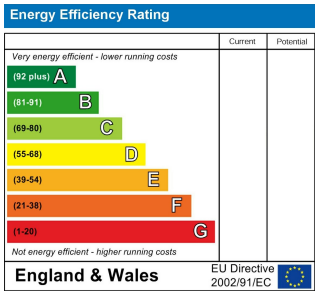


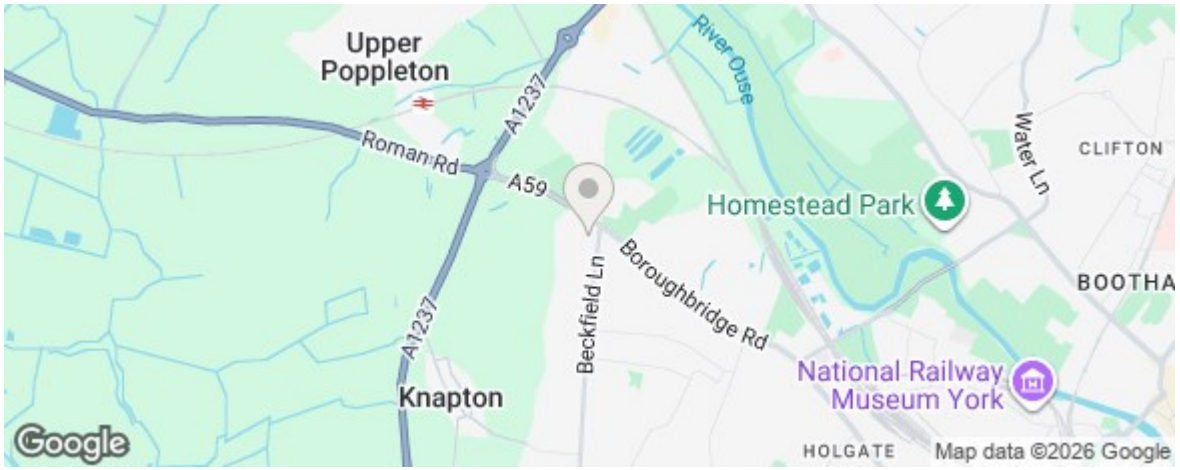












HUDSON MOODY

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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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