



HUDSON
MOODY

84 Dodsworth Avenue, York YO31 8UF

Situated in a convenient location close to Heworth Green and Huntington Road, both providing excellent access to the city centre, you will find this immaculately presented mid-terrace with a large garden and off street parking.

- Spacious Mid-Terrace House
- Open Plan Ground Floor Accommodation with Underfloor Heating
- Excellent Modern Kitchen with Central Island
- Ground Floor WC and Utility Cupboard
- Two Double Bedrooms
- Additional Single Bedroom / Home Office
- Contemporary House Bathroom
- Off-Street Parking to the Front
- Long Lawned Garden
- Easy Access to City Centre

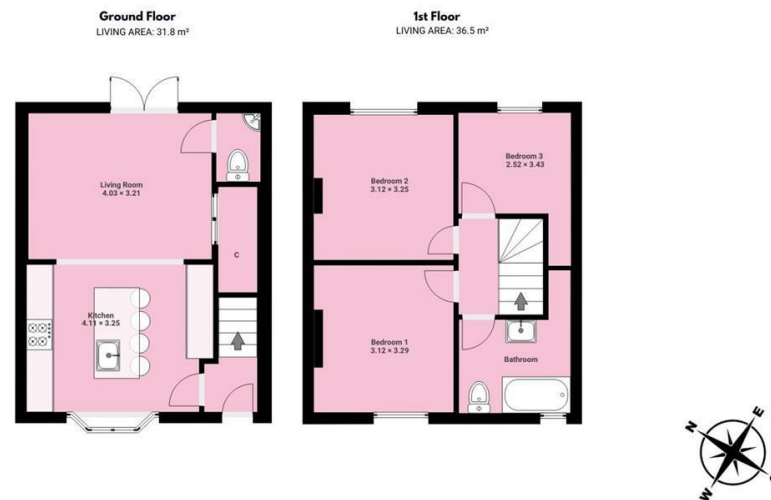
Guide Price £295,000

Tenure: Freehold

Council Tax Band: B

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TOTAL LIVING AREA: 68.3 m² (approx.)



All measurements & appliances are approximated for display purposes. Fixtures, doors and windows are approximated.

They should be independently verified. Josh McDonald Apertures 2026

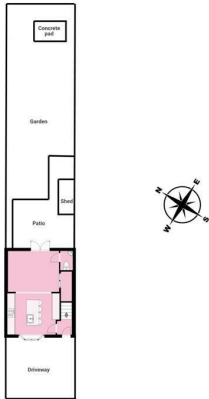
josh@jmapertures.co.uk





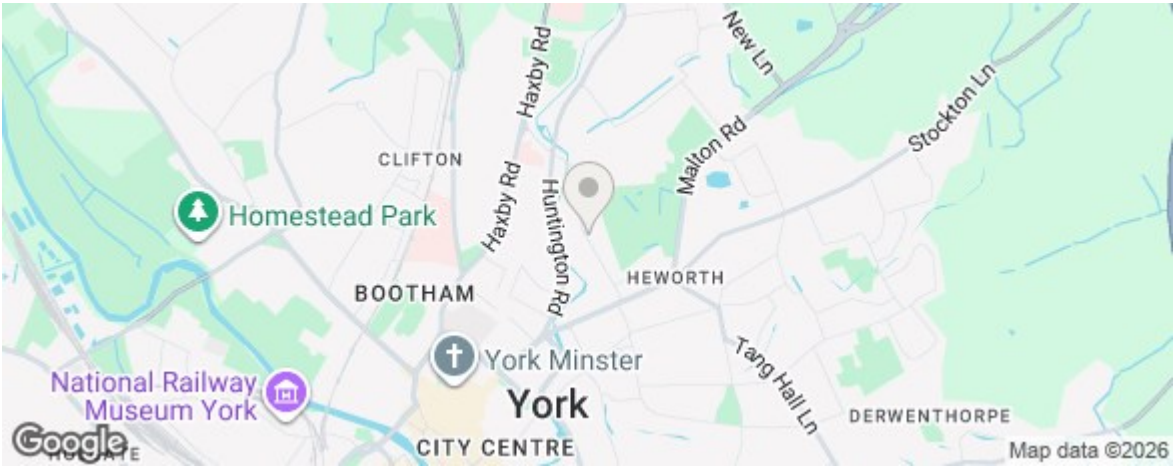
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PLOT LAYOUT
AREA: 31.8 m² (approx. excluding external)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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