
HUDSON
MOODY
53 Fourth Avenue, York YO31 0UJ

A good sized, double fronted, pre-war TERRACED HOUSE situated in a convenient location close to York city centre and Melrosegate.

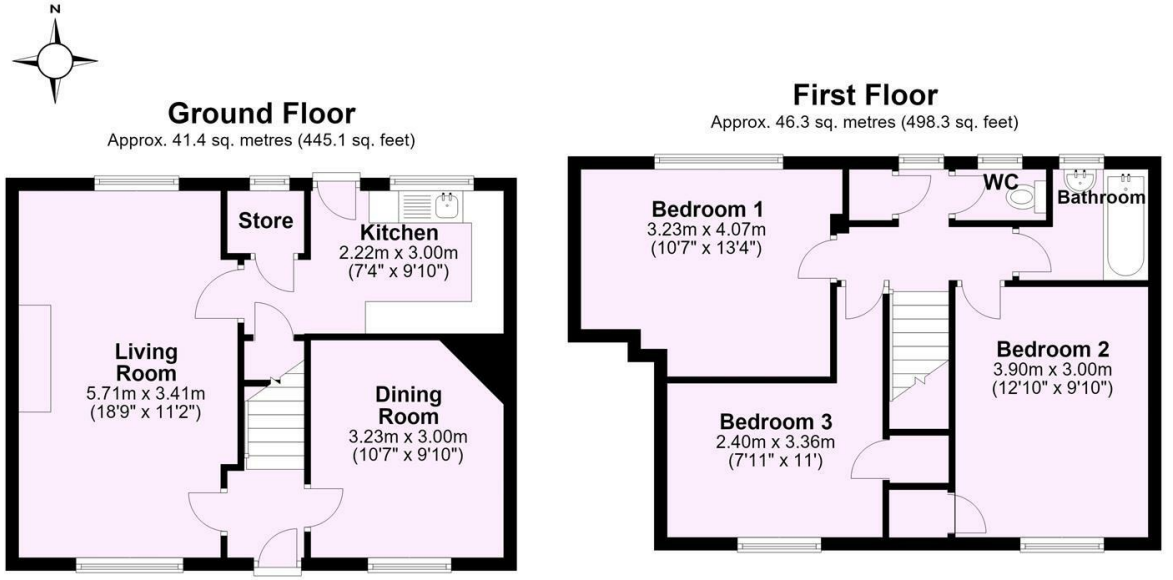
The house is offered for sale with NO ONWARD CHAIN and would benefit from refurbishment but offers a spacious living room, separate dining room and kitchen to the ground floor, whilst on the first floor there are three bedrooms and a bathroom. The property also benefits from front and rear gardens and off street parking.

- Spacious Double Fronted House
- Generous Sized Rooms
- Large Rear Garden
- Two Reception Rooms
- Kitchen
- Three Double Bedrooms
- Bathroom, Separate WC
- Off Street Parking
- No Chain

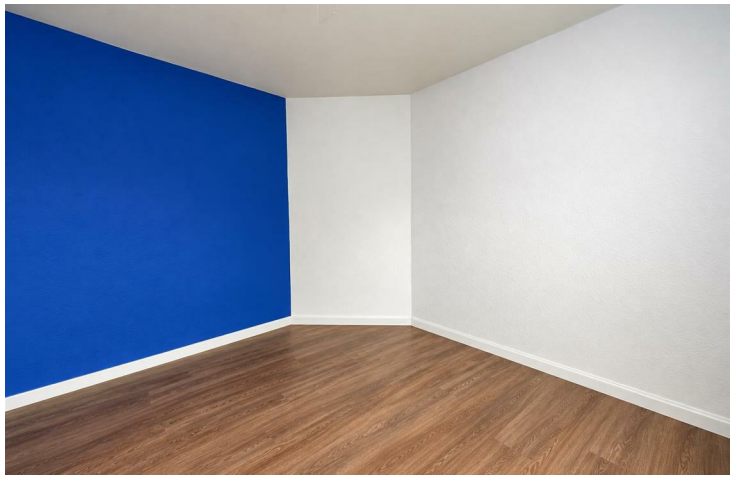
Guide Price £240,000

Tenure: Freehold

Council Tax Band: B



Total area: approx. 87.6 sq. metres (943.4 sq. feet)





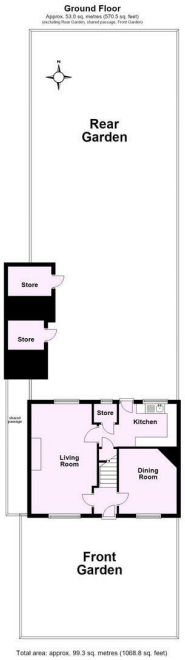




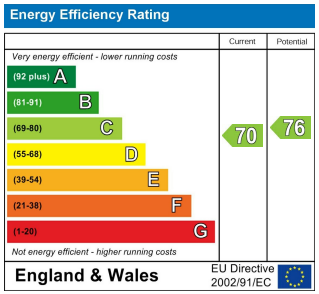














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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased 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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com