



HUDSON
MOODY

49 Spalding Avenue, York YO30 6JJ

A well presented MID TERRACED HOUSE situated a just off Water Lane in the popular CLIFTON area of York.

- Ideal First Home
- Living Room
- Spacious Kitchen Diner
- Master Bedroom with Walk-in Wardrobe
- Second Bedroom
- Large modern Shower Room
- Off Road Parking
- Lawned Rear Garden
- Good Access to York City Centre
- No Onward Chain

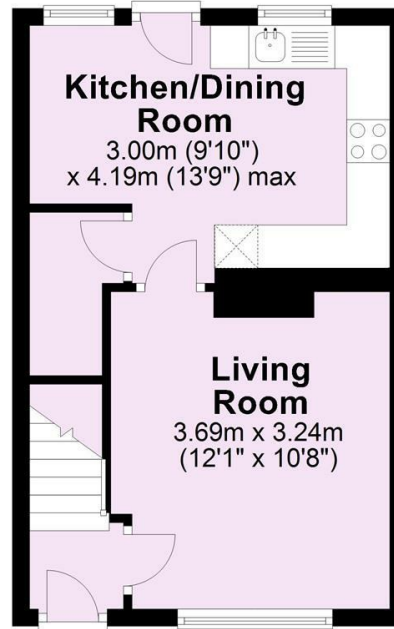
Guide Price £230,000

Tenure: Freehold

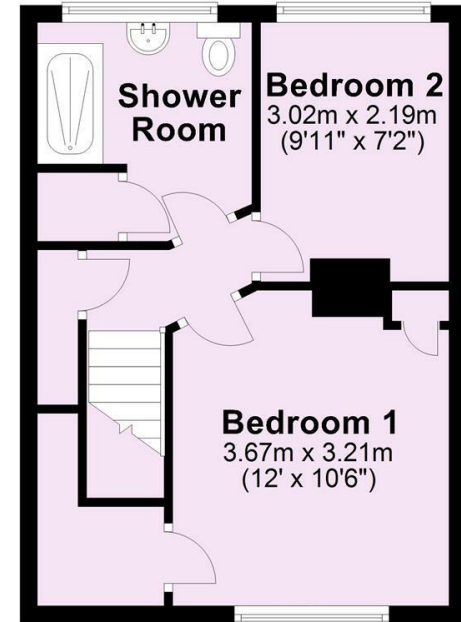
Council Tax Band: B



Ground Floor
Approx. 28.4 sq. metres (305.8 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.5 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating	
	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	
Current: 70	Potential: 89
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO ₂ emissions	
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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.

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