

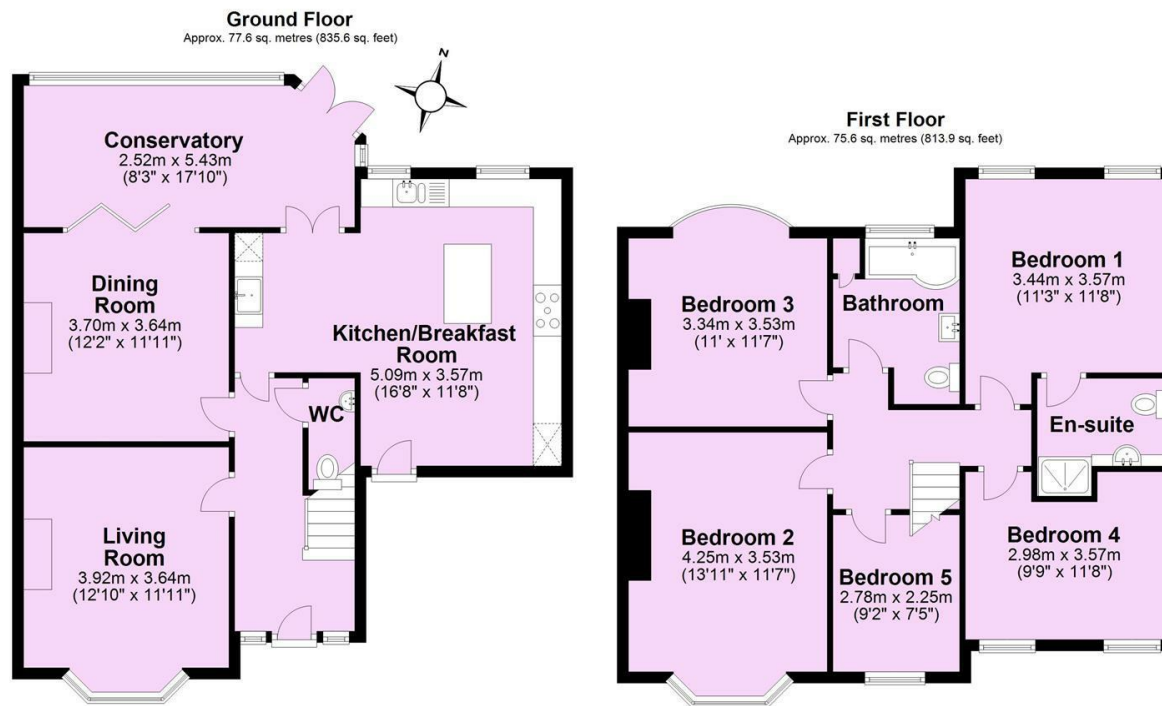


HUDSON
MOODY

11 Irwin Avenue, York YO31 7TX

A beautifully presented, five bedroom semi-detached home. Located in the highly desirable area of Heworth, lying to the North East of York.

- Extended, Semi Detached Home with Traditional Features
- Newly Refurbished Open Kitchen Dining Room with Utility area
- Master Bedroom with En-suite
- Four Further Bedrooms
- Family Bathroom
- Beautifully Landscaped Garden with Fish Pond, Outdoor Bar and workshops
- Highly Desirable area
- Catchment for Hempland Primary School
- Close Proximity to York District Hospital



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

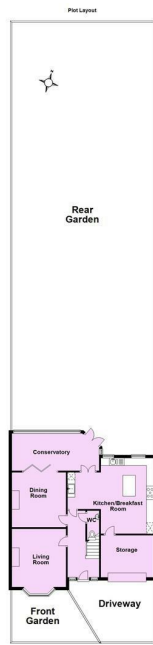
Guide Price £550,000

Tenure: Freehold

Council Tax Band: C



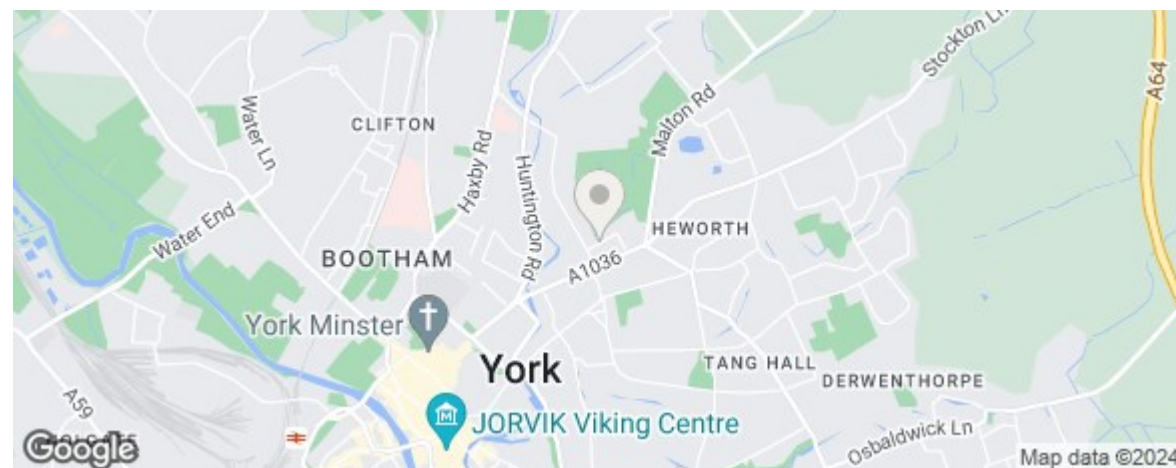




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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