



HUDSON
MOODY

26 Wolviston Avenue, York YO10 3DD

This SPACIOUS SEMI-DETACHED HOUSE requires MODERNISATION AND REFURBISHMENT yet offers an excellent opportunity to create a fantastic family home. It is set in a convenient location offering easy access to local schools, shops, the York University campus and the outer ring road.

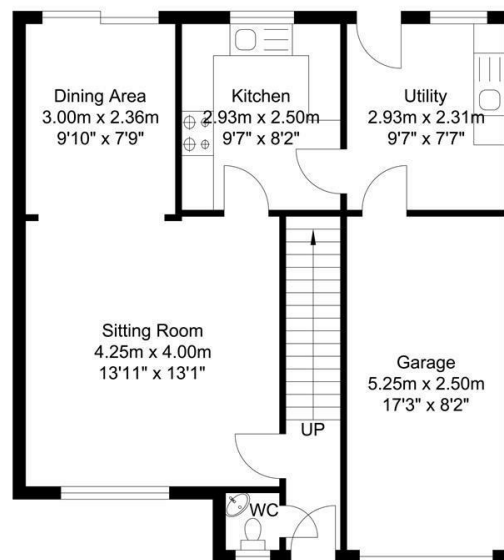
- Semi Detached House
- Requires Updating
- Open Plan Living / Dining Room
- Kitchen. Large Utility Room
- Ground Floor WC
- Three Bedrooms
- House Bathroom
- Integral Single Garage
- Lawned Gardens
- Sought After Location

Guide Price £275,000

Tenure: Freehold

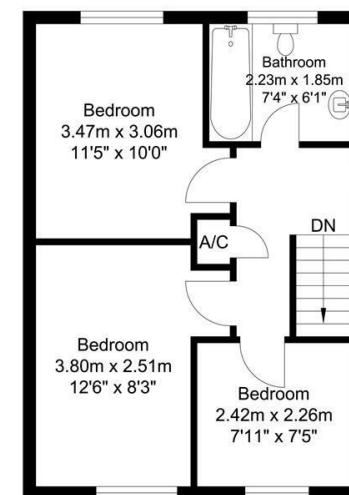
Council Tax Band: C

26 Wolviston Avenue



GROUND FLOOR

Approximate Floor Area 59.44 sq. m (639.80 sq. ft.)



FIRST FLOOR

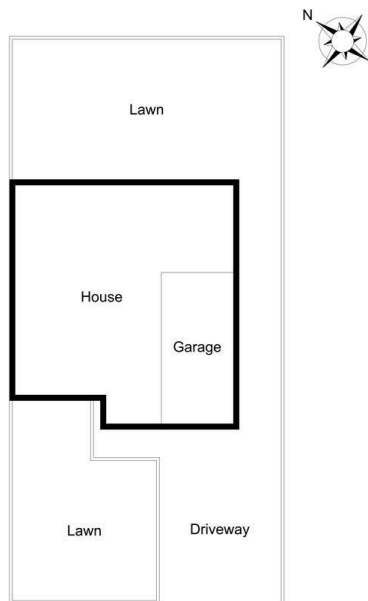
Approximate Floor Area 36.10 sq. m (388.57 sq. ft.)

Approximate Floor Area 95.54 sq. m (1028.38 sq. ft.)





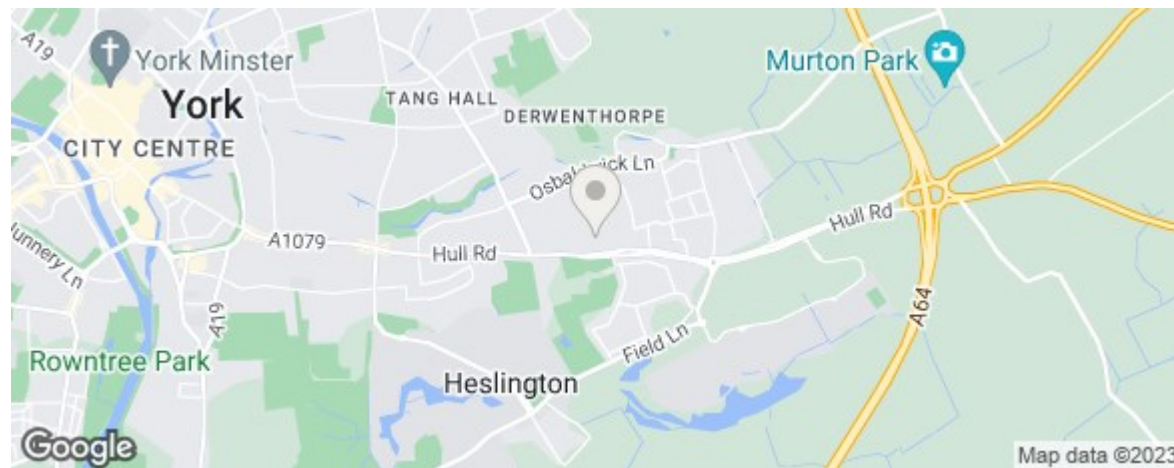
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SITE PLAN

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		
		85
	54	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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.

**HUDSON
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