



HUDSON
MOODY

134 Dodsworth Avenue, York YO31 8UD

A spacious **TRADITIONAL MID-TERRACED HOUSE** situated towards the end of Dodsworth Avenue, close to Heworth Green and Huntington Road.

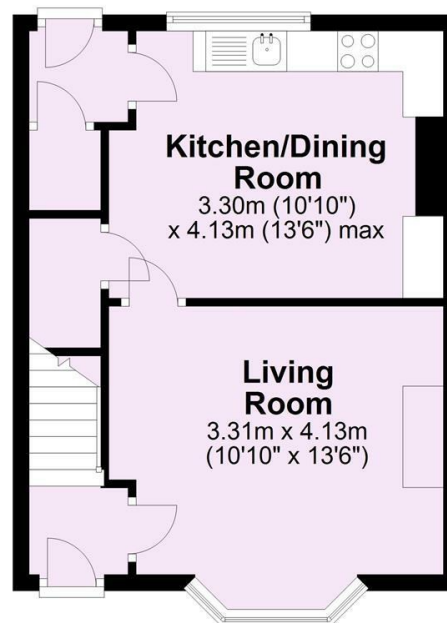
- Excellent Location
- Good Sized Dining Kitchen
- Two Double Bedrooms
- Third Bedroom or Office
- Attic Space
- Large Family Bathroom
- Parking Available to the Front
- Low Maintenance Rear Garden
- Potential to Convert Loft Space Subject to Planning

Guide Price £250,000

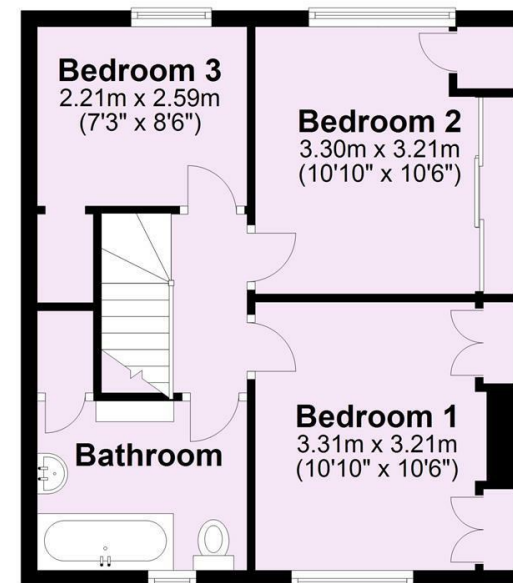
Tenure: Freehold



Ground Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



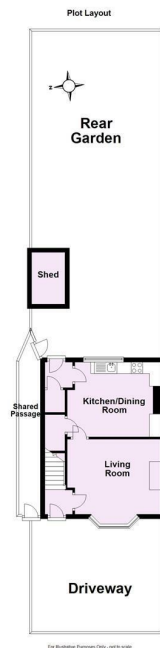
First Floor
Approx. 39.6 sq. metres (425.9 sq. feet)



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



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IMPORTANT NOTICE

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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.
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