



HUDSON
MOODY

38 Albemarle Road, York YO23 1ER

A TWO BEDROOM, SPACIOUS TERRACED HOUSE, situated in an enviable location adjacent to THE KNAVESMIRE yet within easy reach of local shops and York city centre.

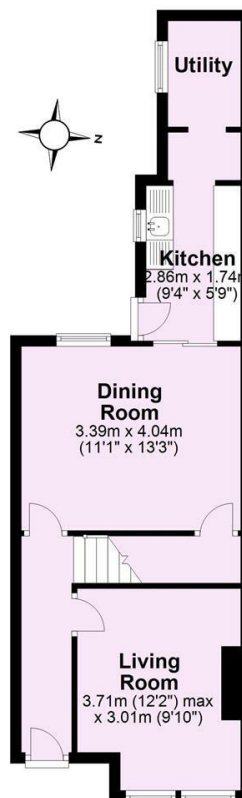
- Period Terraced House
- Living Room
- Separate Dining Room
- Kitchen, Pantry and Utility Room
- Two Double Bedrooms
- Spacious Shower Room
- Rear Courtyard
- On Street Parking
- Close to Local Shops and Amenities
- No Onward Chain

Guide Price £300,000

Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 41.0 sq. metres (441.7 sq. feet)



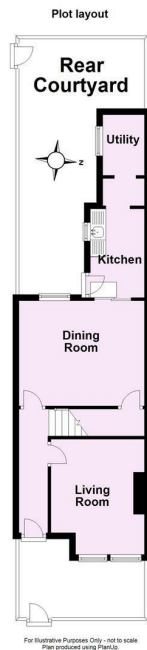
First Floor
Approx. 35.3 sq. metres (379.9 sq. feet)



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

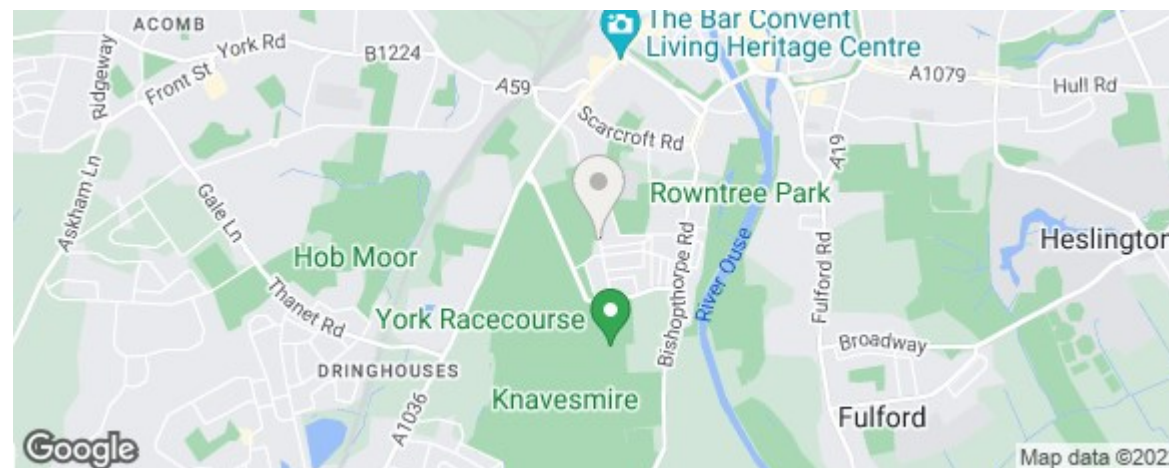






Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
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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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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com