



HUDSON
MOODY

4 Finsbury Avenue, York YO23 1LW

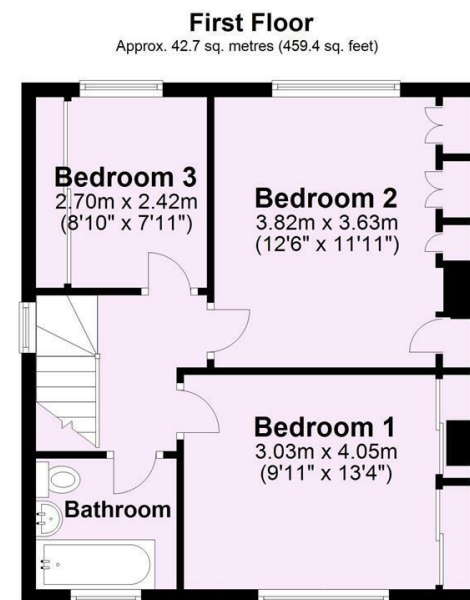
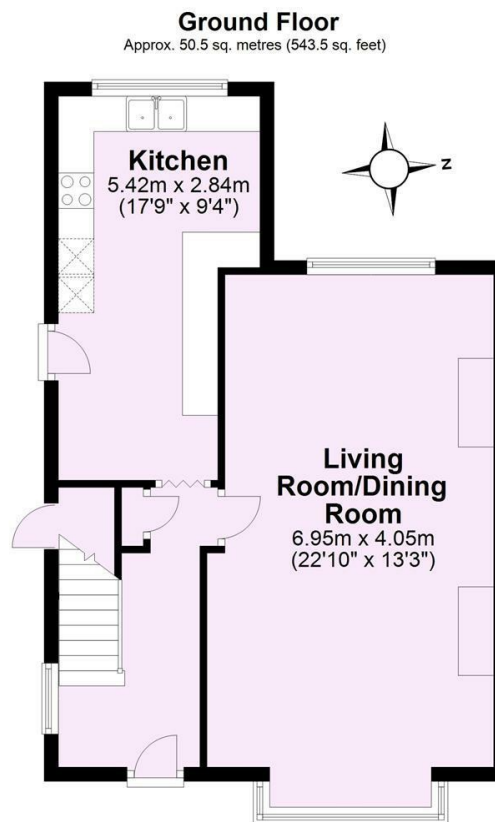
A traditional three bedroom SEMI-DETACHED HOUSE now requiring modernisation yet offers an ideal opportunity to create a delightful family home with an impressive 22ft living/dining area and an extended kitchen. The house is situated close to the popular Bishopthorpe Road with pleasant walks in nearby Rowntrees Park and is within easy reach of York city centre.

- Traditional Semi-Detached House
- In Need of Modernisation
- Excellent Location
- Large Living/Dining Room
- Extended Kitchen
- Three Bedrooms
- Reception Hall
- House Bathroom
- Front and Rear Gardens
- Garage. Driveway

Guide Price £415,000

Tenure: Freehold

Council Tax Band: C



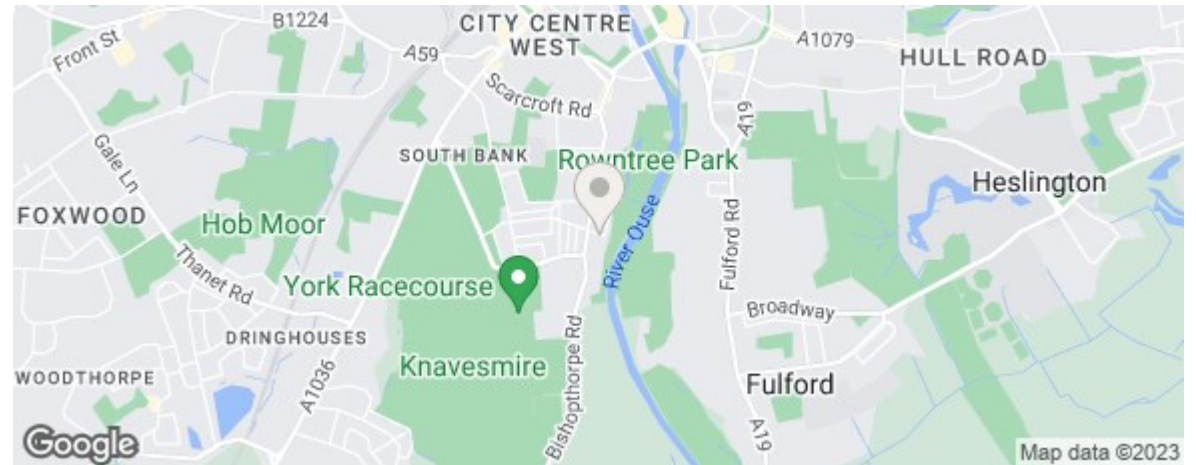
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
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.

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