

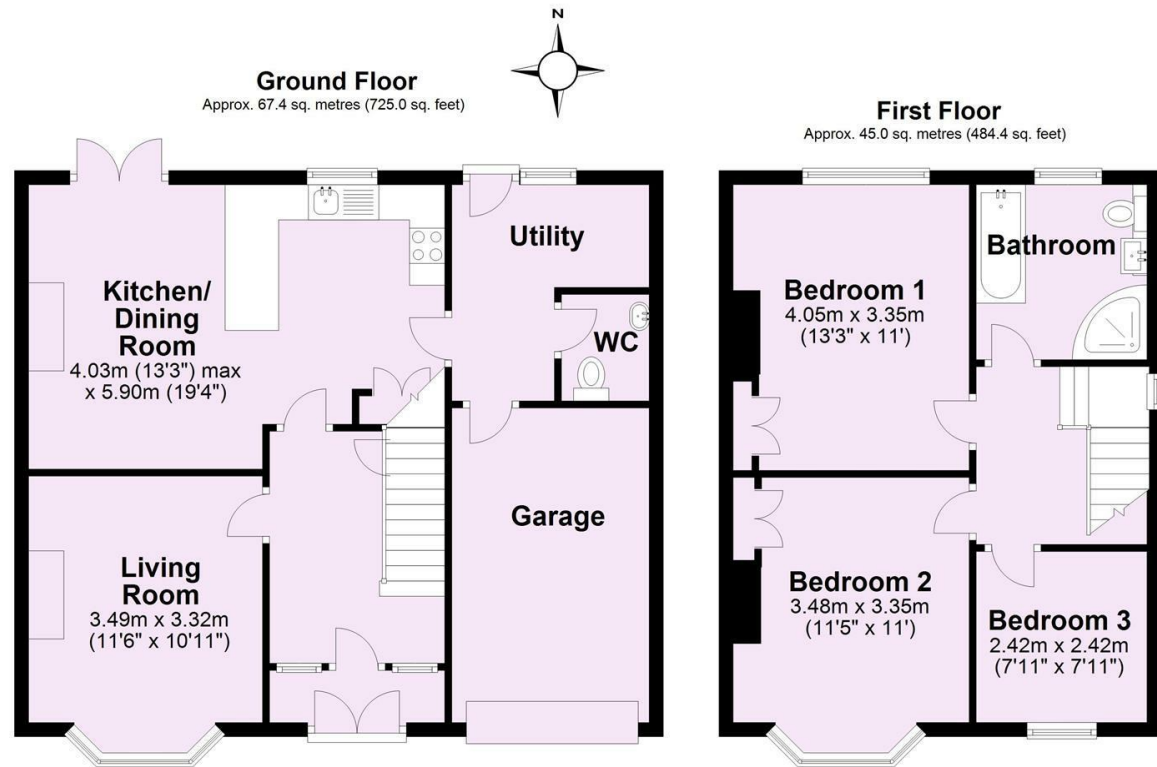


HUDSON
MOODY

4 Towton Avenue, York YO24 1DW

A 1930's three bedroom semi detached house, situated in a highly desirable location just off Tadcaster Road, moments away from York Racecourse and within walking distance of York city centre.

- Semi Detached Period Home
- Highly Desirable Location
- Open Plan Kitchen Dining Room
- Separate Utility and Ground Floor WC
- Three Bedrooms
- Family Bathroom
- Two Wood Burning Stoves
- Garage
- Off Street Parking
- Within Easy Reach of York city centre and the A64 and a short walk to York Racecourse



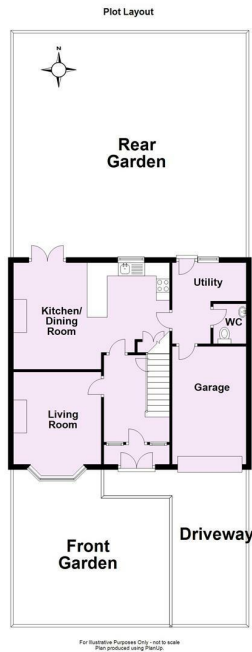
Guide Price £425,000


Tenure: Freehold

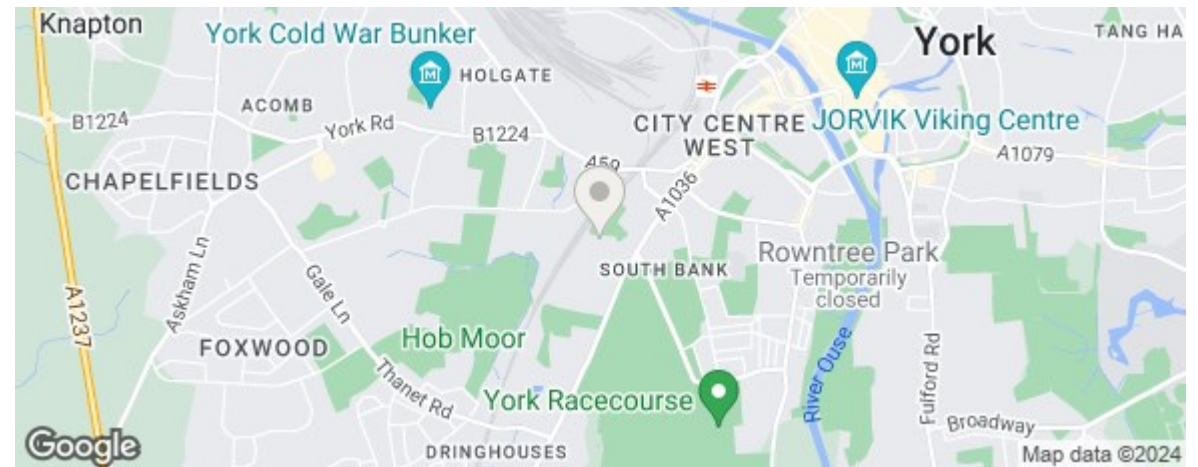
Council Tax Band: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(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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