



HUDSON
MOODY

52 Invicta Court, York YO24 3NN



A modern TWO BEDROOM TOWNHOUSE situated in a popular area WITHIN THE RINGROAD to the South West of York with the additional benefit of OFF STREET PARKING.

The entrance vestibule leads into the bright living room with two tall windows to the front providing good natural light, a modern fireplace with marble slips and timber surround.

Beyond the living room is the fitted kitchen with timber fronted units and space for a cooker, washing machine and fridge freezer.

To the first floor are two good sized double bedrooms and the house bathroom with modern white suite with shower over the bath.

To the front of the house is an area for off street parking whilst to the rear is a decked patio area with balustrade and two steps leading down to a lawned garden with timber storage shed at the end of the garden.

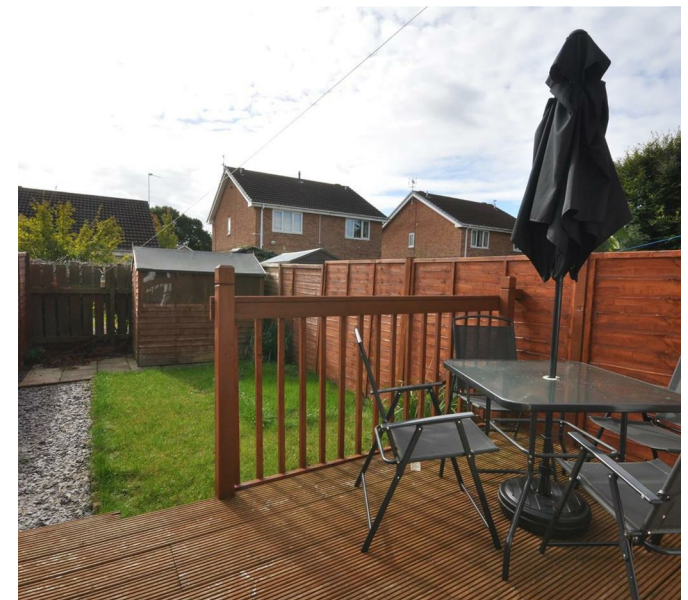
The house is conveniently situated close to local shops and services in Acomb together with easy access to York city centre and the outer ring roads.



- Modern Townhouse
- Spacious Living Room
- Fitted Kitchen
- Two Double Bedrooms
- House Bathroom
- Off Street Parking
- South Facing Rear Garden
- Pleasant Residential Area
- Close to Local Shops
- Easy Access to Main Roads

Guide Price £180,000

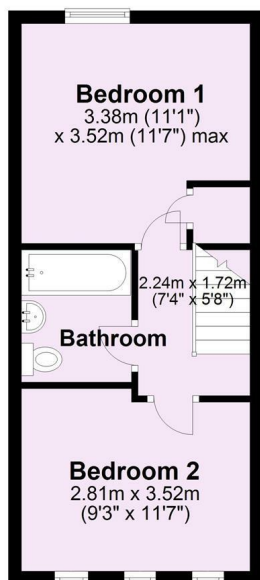
Tenure: Freehold



Ground Floor
Approx. 27.3 sq. metres (293.8 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.5 sq. feet)

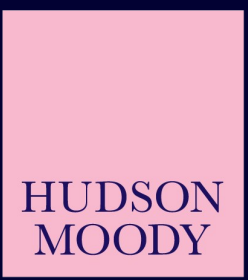
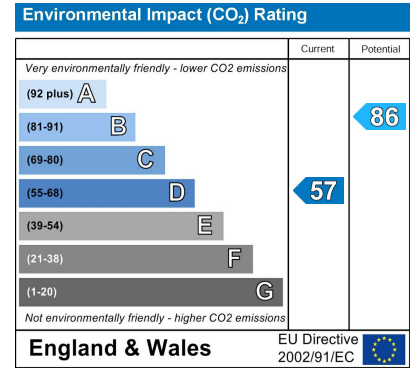
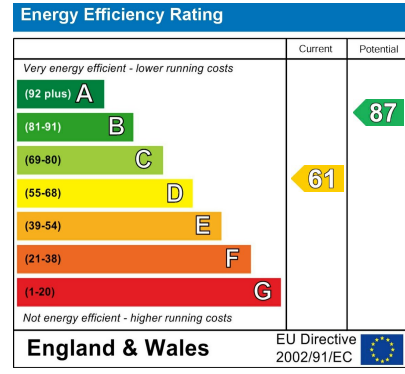


For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Plot Layout



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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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