



9 Hadrian Avenue, York YO10 3RD

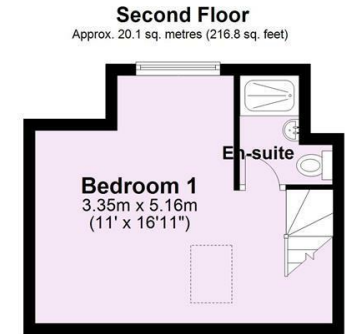
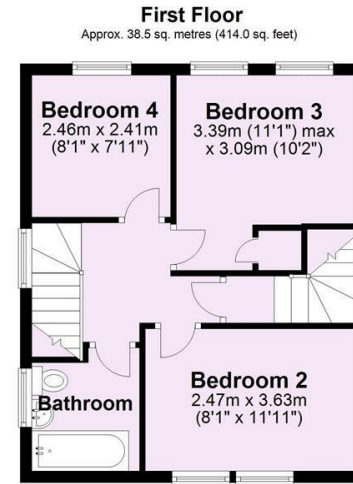
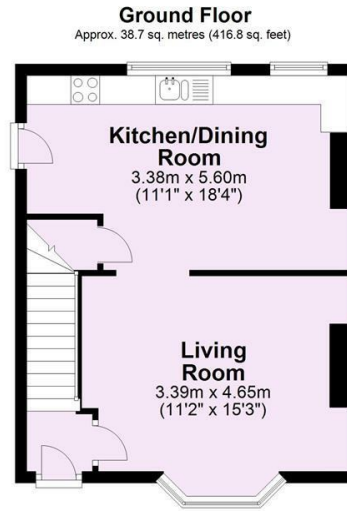
HUDSON
MOODY

A surprisingly spacious four bedroom SEMI-DETACHED HOUSE including an ATTIC CONVERSION, situated in a convenient location just off Tang Hall Lane and Hull Road.

- Entrance Lobby
- Living Room
- Spacious Dining Kitchen
- Two Double Bedrooms
- Single Room/Study
- House Bathroom
- Attic Conversion with Master Bedroom Suite
- Off Street Parking
- Good Sized Courtyard Garden
- Local Shops and Amenities

Offers In Excess Of £270,000

Tenure: Freehold



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			
(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		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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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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