



HUDSON
MOODY

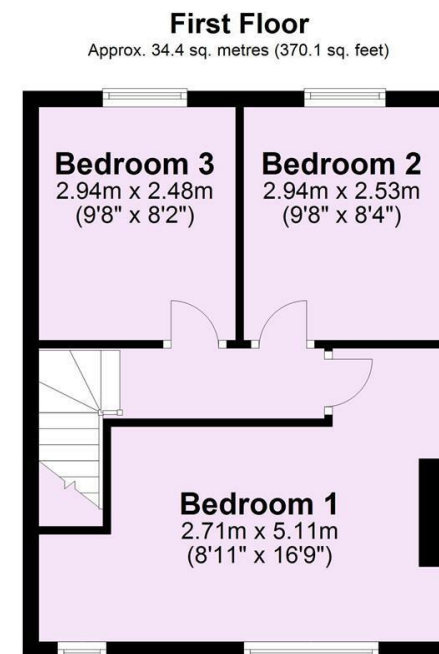
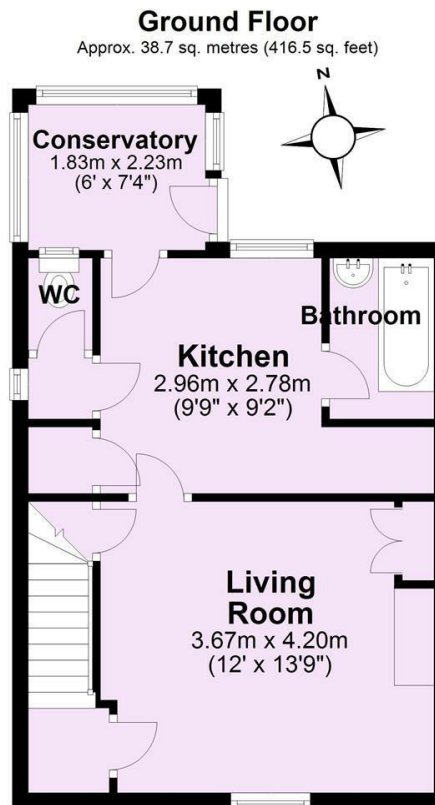
13 Alexander Avenue, Huntington, York YO31 9HX

A traditional mid TERRACED HOUSE, currently requiring refurbishment throughout but with EXCELLENT POTENTIAL to create a family home. The property is situated just off HUNTINGTON ROAD and gives easy access to York city centre and outer ring road.

- Mid-Terraced House
- Refurbishment Opportunity
- Living Room
- Generous Kitchen
- Bathroom and Separate Toilet
- Three Bedrooms
- Lean-to Conservatory
- Low Maintenance Rear Garden
- Close to Local Shops and Facilities
- No Onward Chain

Offers In Excess Of £180,000

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	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
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	
EU Directive 2002/91/EC	

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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.
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