



HUDSON
MOODY

15 Avenue Terrace, York YO30 6AX

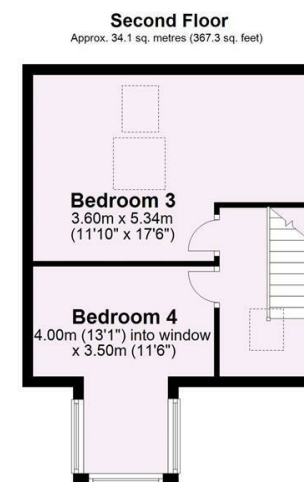
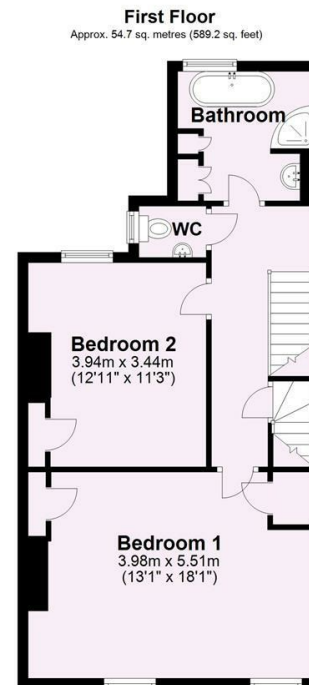
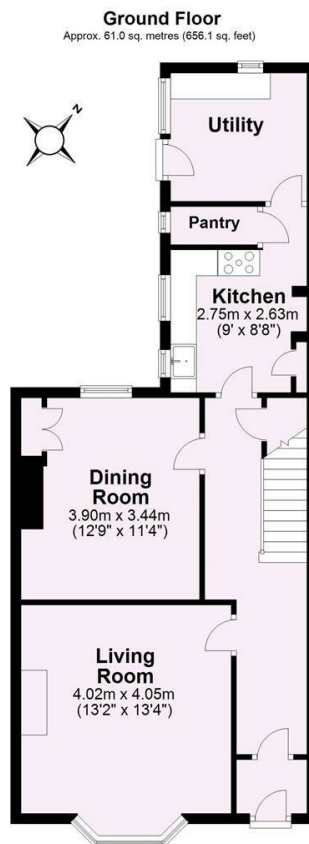
An attractive MID TERRACED PERIOD TOWNHOUSE which RETAINS many ORIGINAL FEATURES and is situated just off CLIFTON and within convenient reach of the hospital and York city centre.

- Spacious Period House
- Living Room and Separate Dining Room
- Fitted Kitchen. Pantry and Utility Room
- Two Generous Double Bedrooms
- House Bathroom
- Two Second Floor Double Bedrooms
- Courtyard Garden
- Enviably and Sought After Location
- Easy Access to York City Centre

Guide Price £535,000

Tenure: Freehold

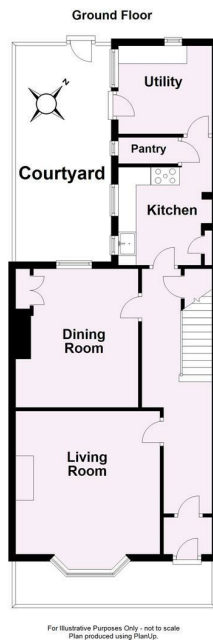
Council Tax Band:



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

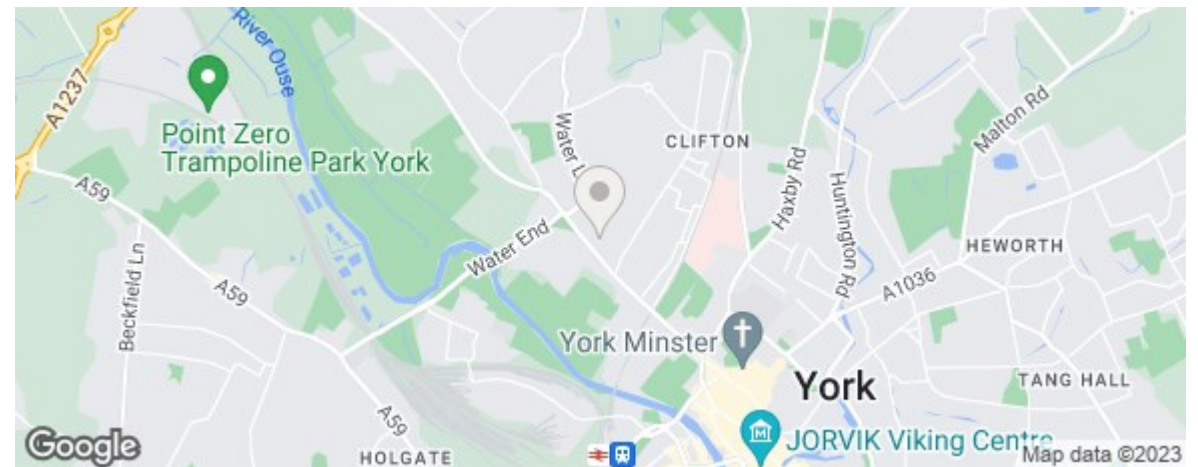






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

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		
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Not environmentally friendly - higher CO ₂ emissions		
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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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