



HUDSON  
MOODY

18 Maple Avenue, Bishopthorpe, York YO23 2RQ



An immaculately presented three bedroom semi detached home in the popular village of Bishopthorpe, with a delightful SOUTH FACING garden.

- Three Bedrooms
- Semi Detached Home
- Well Presented Throughout
- Popular Bishopthorpe Location
- Open Plan Kitchen / Diner
- South Facing Rear Garden
- Driveway & Garage
- Excellent School Catchments
- Great Commuter Links to the A64
- Close to York city centre

**Guide Price £400,000**

**Tenure: Freehold**

**Council Tax Band: C**



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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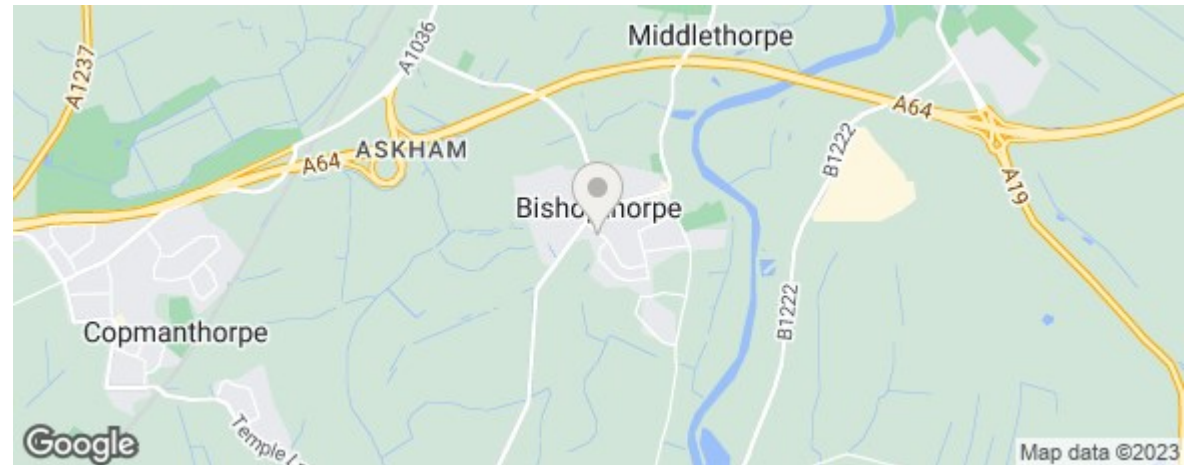




TOTAL FLOOR AREA - 775 sq ft (72.4 sq m) approx  
While every attempt has been made to ensure the accuracy of the figures contained here, independent, or local, valuers, agents and any other third parties are not responsible to us for any misinterpretation or misstatement. The plan is for illustrative purposes only and should not be used as such for any other purpose. The ground, drainage and topography should be taken into account for any planning or building purposes. Measurements are given to the nearest 1/2 inch (12mm). Plans will measure 1:500.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	74
England & Wales		
	EU Directive 2002/91/EC	



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#### 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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