



HUDSON
MOODY

47 Tuke Avenue, York YO10 3RN

A spacious two bedroom end of terrace, having undergone a programme of refurbishment in recent years, with an extensive rear garden, off-road parking and the possibility of extending to the side (subject to necessary permissions). Located just off Tang Hall Lane, the property is ideally placed to access the wide ranging local amenities and York City Centre.

- Ideal For Investors & First Time Buyers
- Spacious End Of Terrace Home
- Extensive Rear Garden & Off-Road Parking
- Modern House Bathroom With Separate Walk-In Shower
- Modern Breakfast Kitchen
- All Windows To The First Floor Are Newly Fitted
- Close To The Local Amenities On Tang Hall Lane
- Convenient Access To York City Centre
- High Standard Of Presentation Throughout
- Bedroom One With Large Fitted Wardrobe

Guide Price £250,000

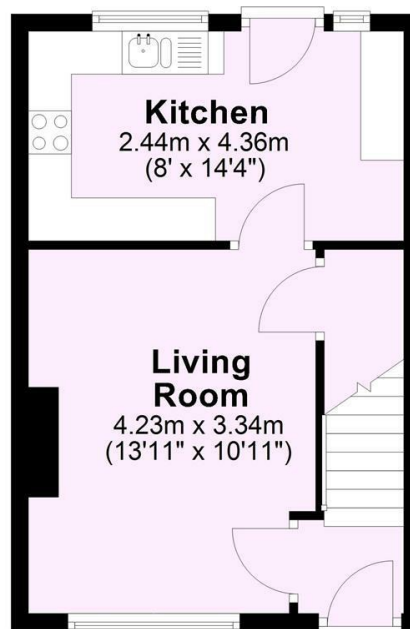
Tenure: Freehold

Council Tax Band: B



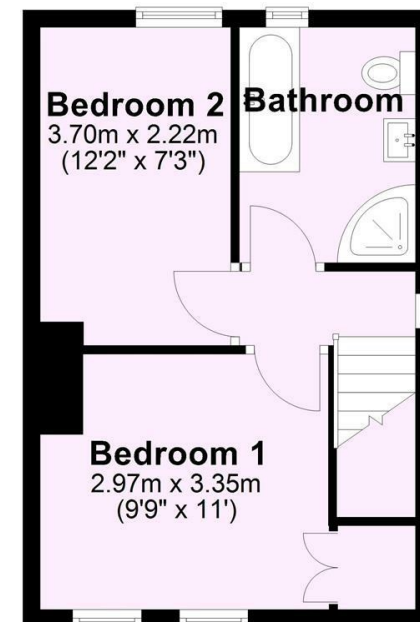
Ground Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



First Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



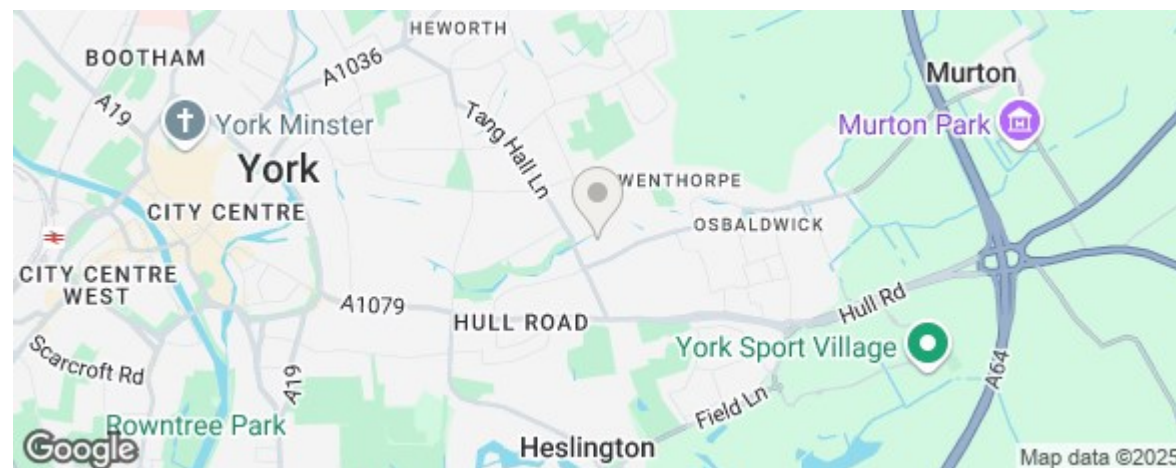
Total area: approx. 59.1 sq. metres (636.0 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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