



HUDSON  
MOODY

57 Tuke Avenue, York YO10 3RN



A superb, extended three double bedroom end of terrace family home, having undergone a programme of refurbishment by the current owners to a very high standard. With ample off-road parking, generous rear garden and an amazing open plan dining kitchen, the property is ideally placed to access the wide ranging local amenities, York City Centre and the A64/Hull Road.

- Extended End of Terrace
- Beautifully Presented Throughout
- Stunning Open Plan Kitchen Dining Room
- Ground Floor Shower Room
- Living Room with Multi-Fuel Burning Stove
- Three Generous Bedrooms and Plenty of Storage
- Family Bathroom with Bath and Separate Shower
- Large Rear Garden with Decked Seating Area
- Car Port, Ample Off Street Parking and a Detached Garage
- Convenient Location Close to Amenities, The City Centre and the A64

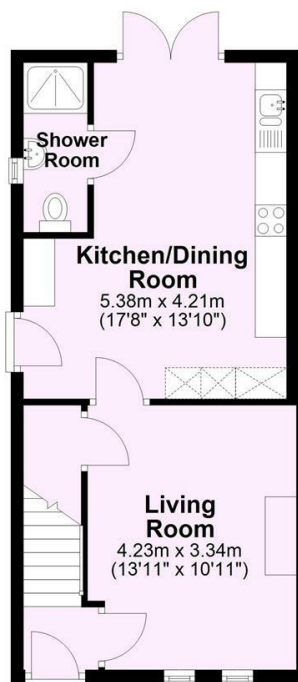
**Guide Price £325,000**

**Tenure: Freehold**

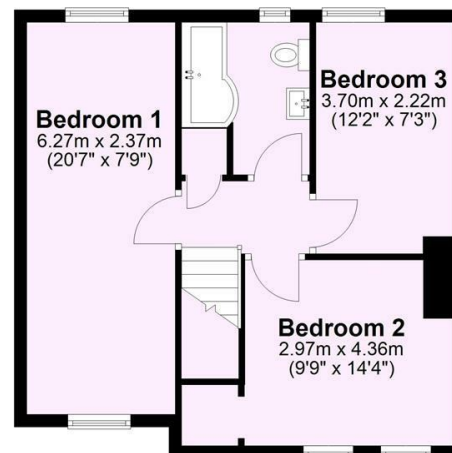
**Council Tax Band: B**



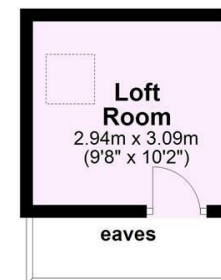
**Ground Floor**  
Approx. 41.7 sq. metres (448.7 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.0 sq. feet)

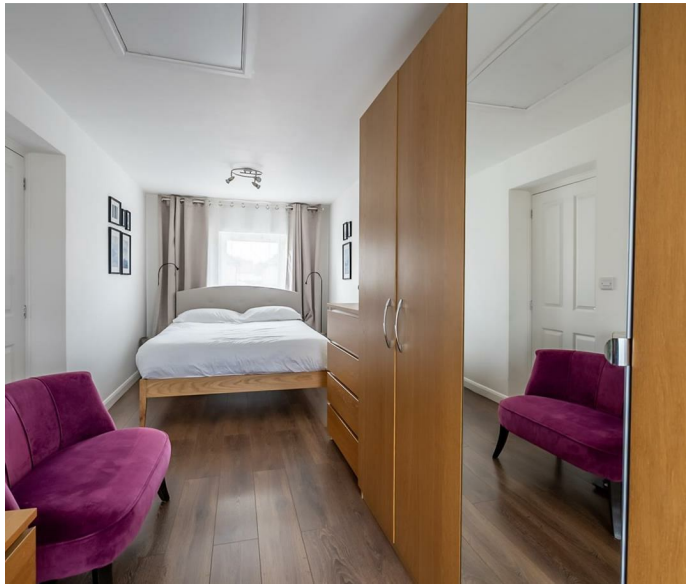


**Loft**  
Approx. 9.1 sq. metres (97.8 sq. feet)

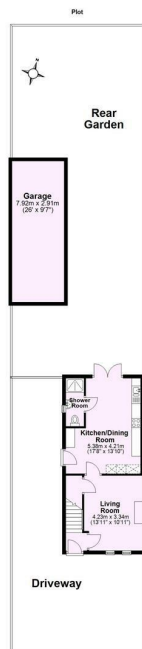


Total area: approx. 95.8 sq. metres (1031.4 sq. feet)

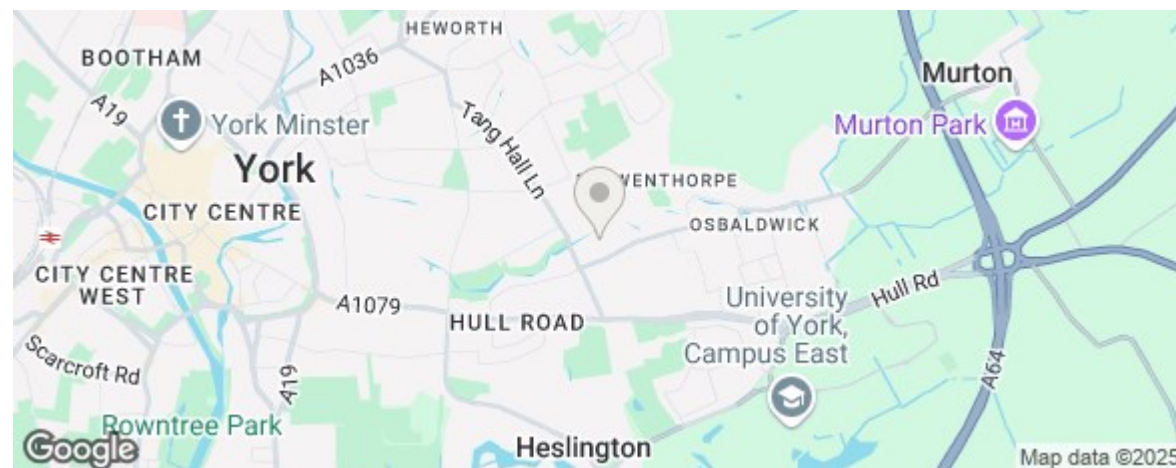








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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