



21 Pottery Lane, York YO31 8SR



Tucked away off Dodsworth Avenue, on the outskirts of Huntington, is this surprisingly spacious mid-terraced house, ideal for first time buyers.

- Spacious Mid Terraced House
- Popular Residential Area Close to York City Centre.
- Generous Living Room
- Dining Area with French Doors and Fitted Kitchen with Appliances
- Two First Floor Bedrooms
- House Bathroom
- Spacious Second Floor Loft Room
- Front and Rear Lawned Gardens.
- New Roof 2025
- On Street Parking Available

**Guide Price £245,000**

**Tenure: Freehold**

**Council Tax Band: A**

Approximate Gross Internal Area = 75.6 sq m / 813 sq ft  
Shed = 2.3 sq m / 24 sq ft  
Total = 77.9 sq m / 837 sq ft

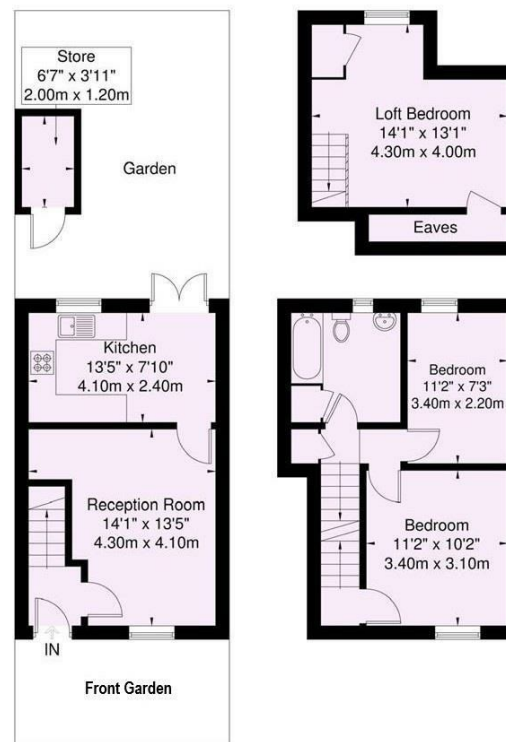


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION









Approximate Gross Internal Area = 75.6 sq m / 813 sq ft  
 Shed = 2.3 sq m / 24 sq ft  
 Total = 77.9 sq m / 837 sq ft

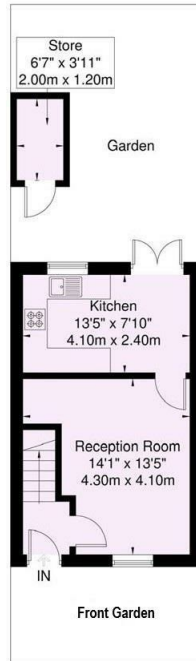
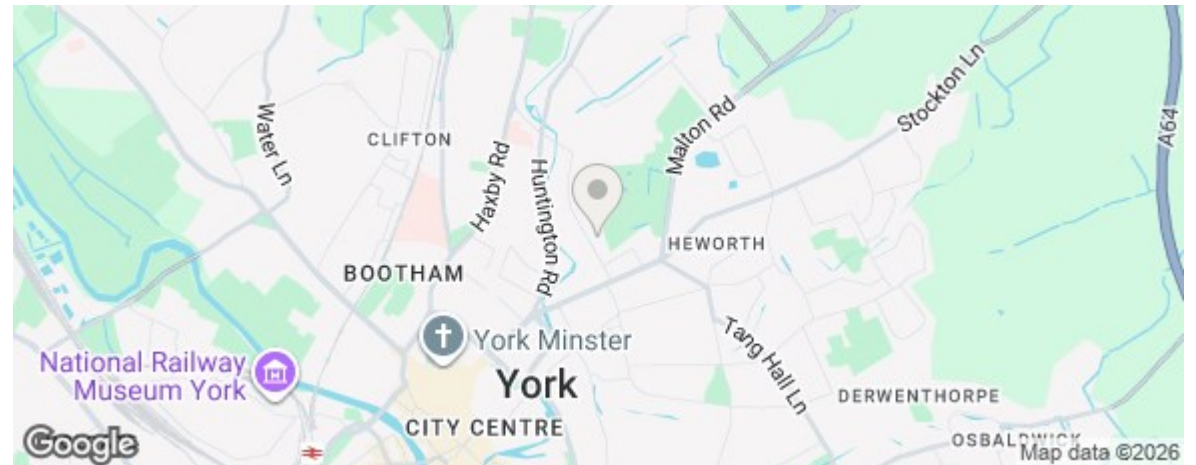


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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		
	53	79
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.

HUDSON  
MOODY

58 Micklegate  
York  
YO1 6LF

01904 650650

property@hudson-moody.com