



HUDSON
MOODY

7 Wolfe Avenue, York YO31 0SF

*** VIEWING RECOMMENDED *** Tucked away on a quiet leafy lane off Melrosegate, close to the centre of York and next to a mature woods, you will find this spacious and bright SEMI-DETACHED HOUSE. The house is not overlooked from the front or back and enjoys a peaceful and mature rear garden. The house has previously had planning permission granted for a single storey rear extension to create an open plan kitchen/utility and living space, along with permission to remove the garage and build a garden studio.

- Spacious Semi-Detached House
- Quiet Residential Road with Houses Only on One Side and Woodland Opposite
- Bright Through Living and Dining Room
- Fitted Kitchen
- Three Light-Filled Well Proportioned Bedrooms
- Three Piece Family Bathroom
- Air Source Heat Pump and Gas Boiler
- Mature Front and Rear Gardens
- Off Street Parking and Garage
- Near Cycle Route Through St Nick's Nature Reserve and Foss Islands Shopping Centre

Guide Price £350,000

Tenure: Freehold

Council Tax Band: C

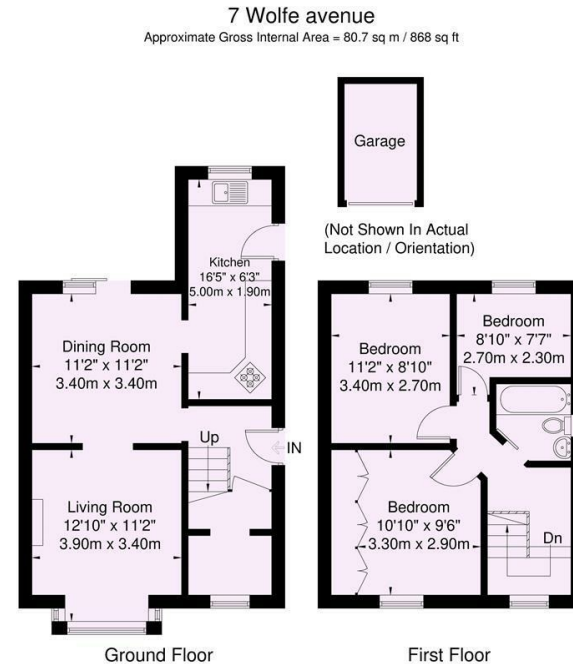


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



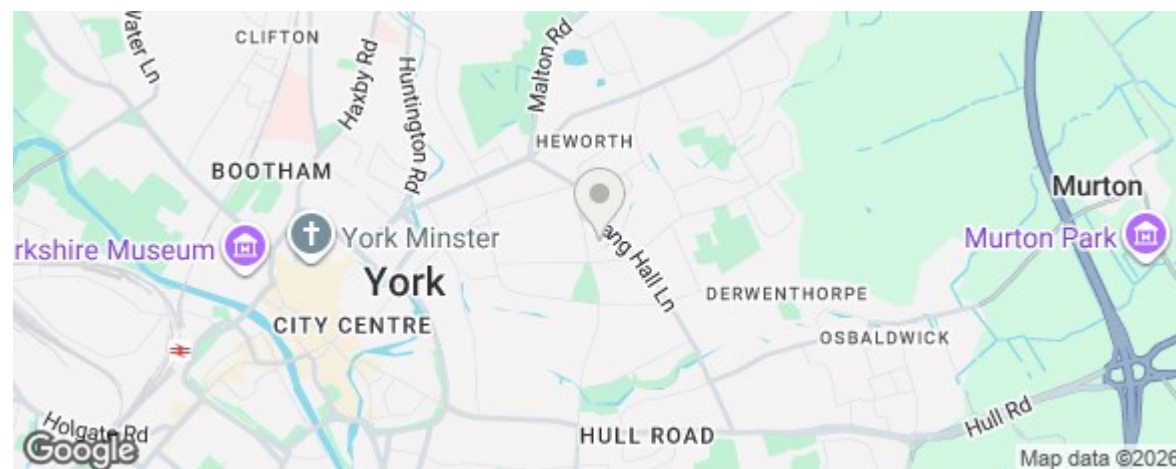





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



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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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