



HUDSON
MOODY

56 Ainsty Avenue, York YO24 1HH

Extended three bedroom home with stunning contemporary kitchen, bi-fold doors, landscaped garden, versatile second reception room, and a brick-built garage.

- Located just off Tadcaster Road, one of York's most desirable areas
- Beautifully extended end-terrace blending period charm with modern finishes
- Bright living room with parquet flooring and Velux windows
- Stunning House of Elliott kitchen with Shaker-style units and quartz worktops
- Integrated appliances including eye-level ovens, ceramic hob, and wine fridge
- Impressive lantern roof and bi-fold doors leading to the rear garden
- Versatile ground floor reception room or fourth bedroom, plus a WC
- Three well-proportioned bedrooms and a stylish four-piece bathroom
- Landscaped rear garden with Indian stone patio, glass balustrade & lawn
- Brick-built garage and on-street parking, close to the city centre and Knavesmire

Guide Price £525,000

Tenure: Freehold

Council Tax Band: C

56 Ainsty Avenue
Approximate Gross Internal Area = 119.2 sq m / 1283 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





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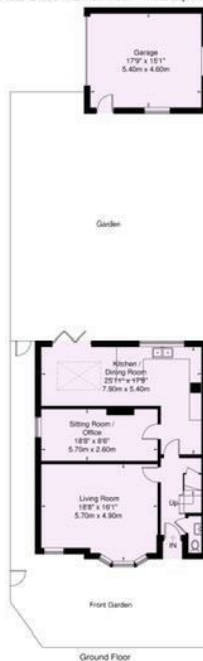
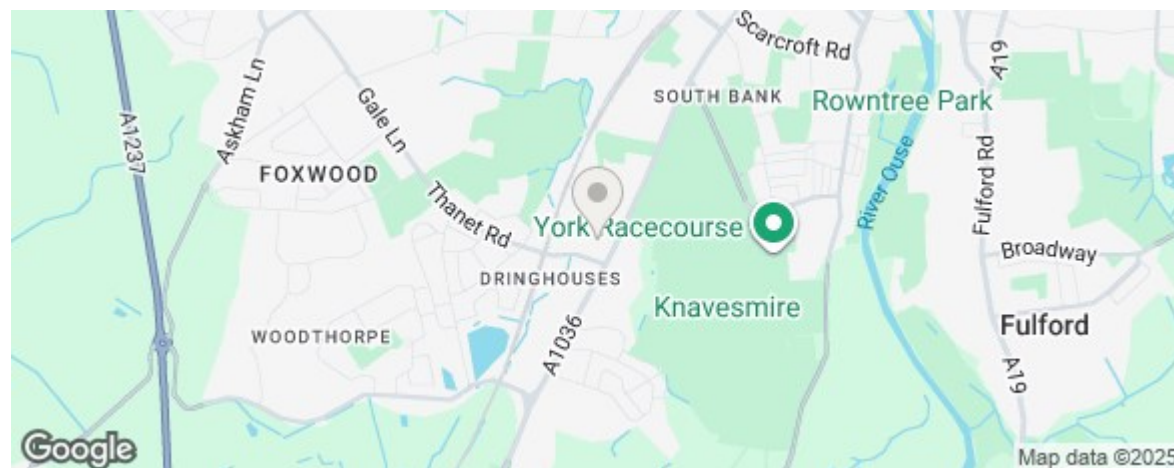


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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | |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