



HUDSON
MOODY

20 Irwin Avenue, York YO31 7TX

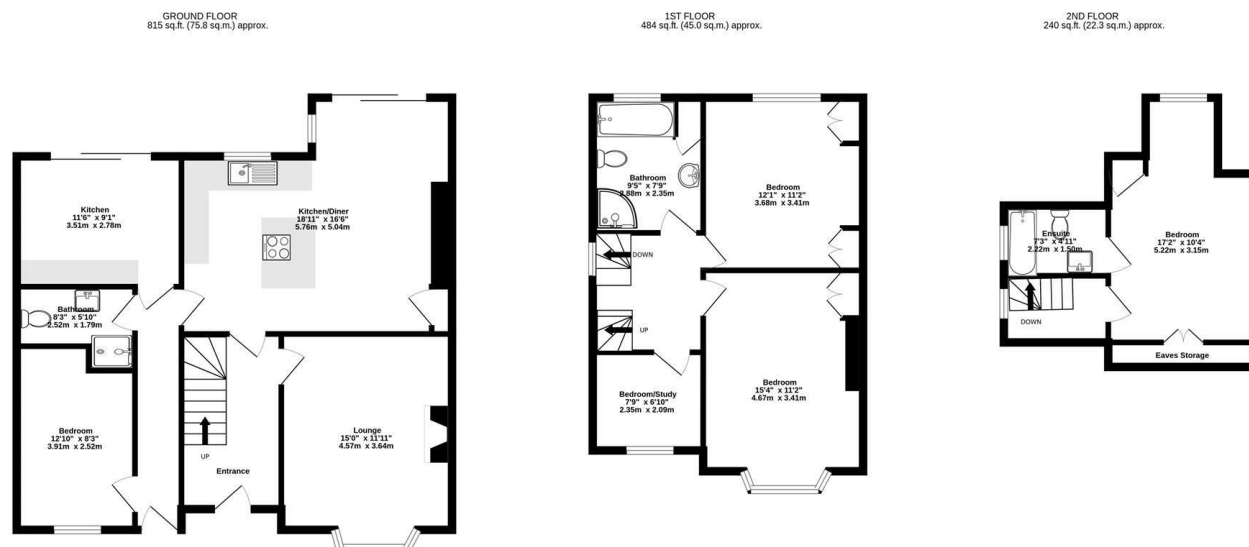
A beautifully presented and
EXTENDED SEMI-DETACHED
HOUSE with ANNEX situated
close to the popular HEWORTH
GREEN area of York, within
easy reach of the city centre.

- Extended Semi-Detached House
- Spacious Living Room
- Open Plan Dining Kitchen
- Annex with Doors to the Rear
- Office or Hobby Room
- Two First Floor Generous Double Bedrooms
- Single Bedroom/Study
- Large Family Bathroom with Shower
- Loft Conversion with En-Suite Bathroom
- Stunning South East Facing Rear Garden

Guide Price £550,000

Tenure: Freehold

Council Tax Band: D



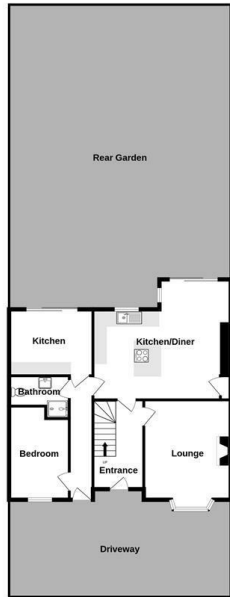
TOTAL FLOOR AREA : 1540 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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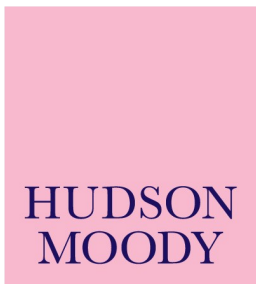
GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any mis-
extension or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee
is given as to their operation or efficiency. Call for details.
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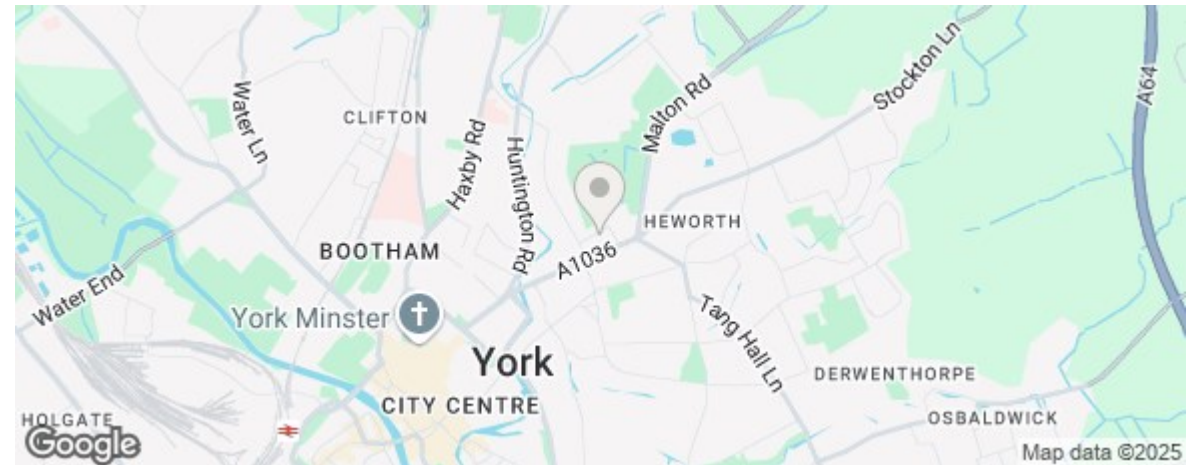


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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