



HUDSON
MOODY

14 Tranby Avenue, York YO10 3NB

Approximate Gross Internal Area = 154.2 sq m / 1659 sq ft

A beautifully presented, and extended semi detached home, with an exceptional open plan family living space and large garden. Situated in the popular residential area of Osbaldwick, lying to the East of York.

- Extended Semi Detached Home
- Stunning Open Plan Living Dining Kitchen
- Beautifully Appointed Living Room with Log Burning Stove
- Ground Floor Bedroom/ Family Room and Shower Room
- Two First Floor Double Bedrooms and a Family Bathroom
- Spacious Second Floor Double Bedroom with Ample Eaves Storage
- Storage Area/ Boot Room
- Large Garden
- Off Street Parking
- Excellent Local Schools, Easy Access to the City Centre and A64

Guide Price £450,000

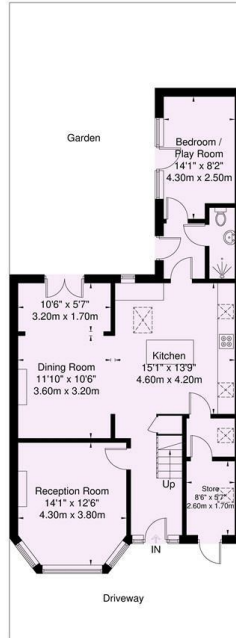
Tenure: Freehold

Council Tax Band: C





14 Tranby Avenue
Approximate Gross Internal Area = 154.2 sq m / 1659 sq ft

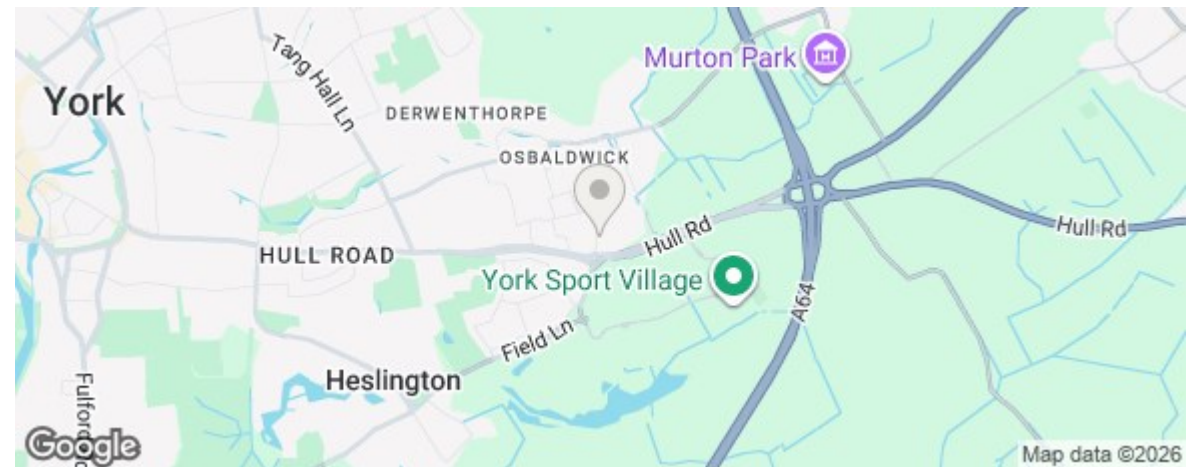


Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS 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		
England & Wales	EU Directive 2002/91/EC	

72 77



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com