



4 Hubert Street, York YO23 1EF

HUDSON
MOODY

A well presented and updated TWO BEDROOM TRADITIONAL TERRACED HOUSE with additional loft room, situated in the popular South Bank area of York within easy reach of the city centre and railway station.

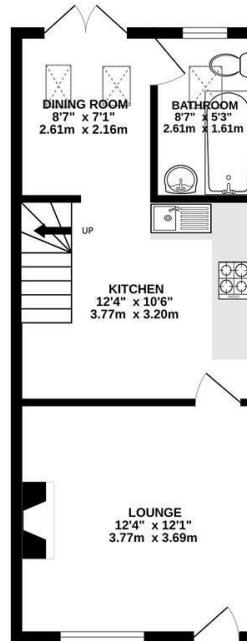
- Traditional Victorian Terraced House
- Enviable South Bank Location
- Two Reception Rooms
- Open Plan Kitchen and Dining Area
- Gas Fired Central Heating and Double Glazed Windows
- Two Double Bedrooms
- Insulated Loft Room With Velux Window and Fold Down Wooden Ladder
- Rear Courtyard and Store
- On Street Parking Available
- No Chain

Guide Price £250,000

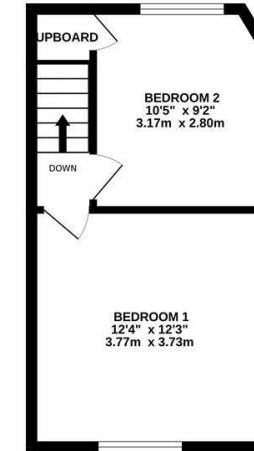
Tenure: Freehold

Council Tax Band: B

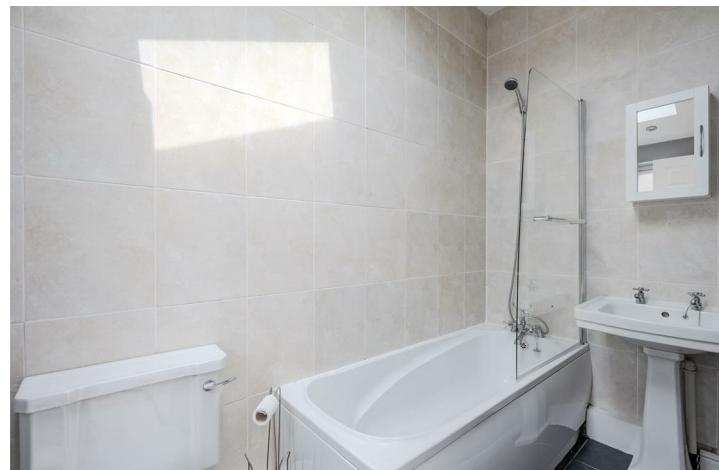
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



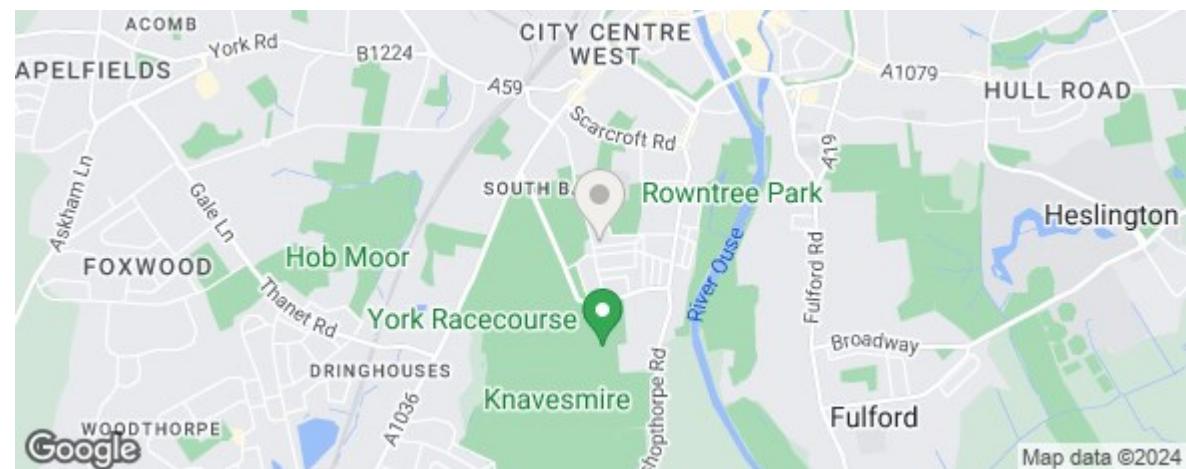
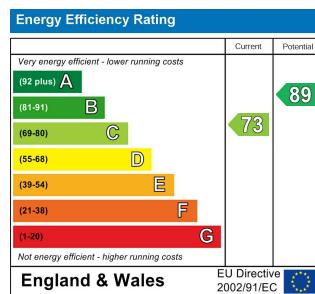
1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplans contained here, measurements (doors, windows, rooms, etc.) are approximate and not to scale. The agent does not guarantee the accuracy of any measurements, areas or any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent does not guarantee that any fixtures and fittings have been listed and no guarantee as to their operability or efficiency can be given.
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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.