



For Sale
HUDSON
MOODY
Tel: 01904 466660
www.hudsonmoody.co.uk

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MOODY

19 Finsbury Street, York YO23 1LT

Ready for its next owners, the property retains charming original details, including mosaic tiled flooring, while offering a blank canvas to make it your own. Ideal for first-time buyers or investors, this spacious two double bedroom period terrace is offered with no onward chain.

- Period End Terrace
- Open Plan Living / Dining
- Kitchen with Appliances
- First Floor Bathroom
- Two Double Bedrooms
- Courtyard Garden with Storage
- On Street Parking
- Convenient Location Close to 'Bishy Road'
- No Onward Chain

Guide Price £275,000

Tenure: Freehold

Council Tax Band: B

19 Finsbury Street
Approximate Gross Internal Area = 86.2 sq m / 927 sq ft

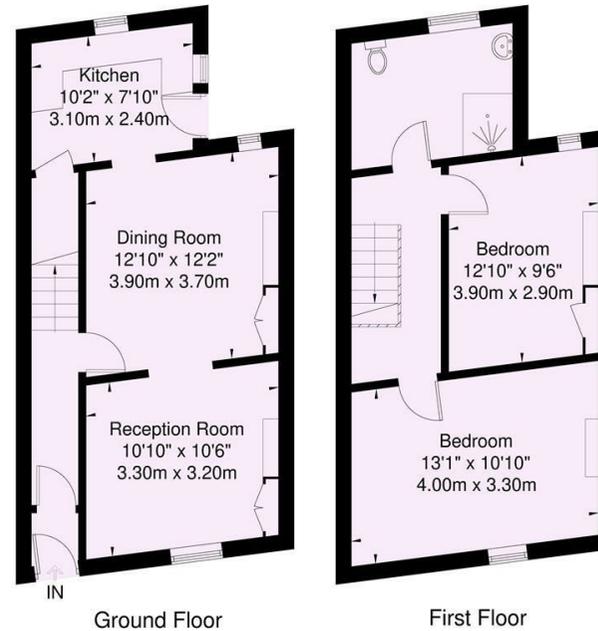
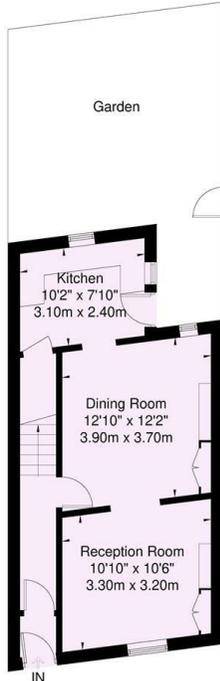


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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Ground Floor

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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	



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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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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