



HUDSON
MOODY

14 Moss Street, York YO23 1BR

An extended, three bedroom traditional terrace home, situated in an enviable location just outside the city walls.

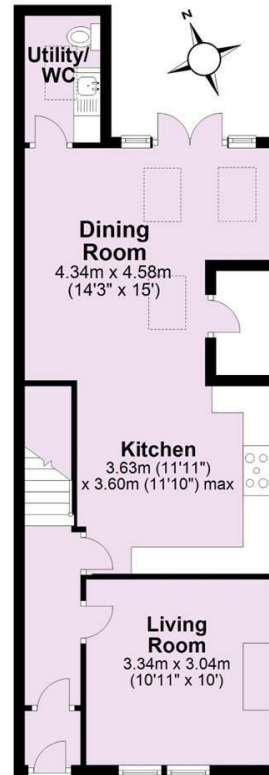
- Traditional Terrace House with Period Features Throughout
- Beautiful Open Plan Kitchen Dining Room
- Two First Floor Double Bedrooms
- Loft Conversion with Double Bedroom and En-suite Shower Room
- First Floor House Bathroom
- Ground Floor Utility and WC
- Courtyard Garden
- On Street Permit Parking
- Shared Access Side Passage
- Sought after Location Close to the City Centre and Train Station

Guide Price £425,000

Tenure: Freehold

Council Tax Band: B

Ground Floor
Approx. 52.0 sq. metres (560.2 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.5 sq. feet)



Second Floor
Approx. 21.5 sq. metres (231.3 sq. feet)



Total area: approx. 117.3 sq. metres (1263.1 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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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