



HUDSON
MOODY

24 Grange Street, York YO10 4BH



A SPACIOUS END TERRACED HOUSE with PERIOD FEATURES including original fireplaces, situated in a convenient location just off FULFORD ROAD and close to YORK CITY CENTRE.

An enclosed forecourt leads to the front door which opens into the entrance hall with original timber floor. The light and spacious living room, with impressive original wrought iron original fireplace houses an open fire and the large bay sash window floods the room with natural light. Beyond the living room is a second generous reception room with original fireplace, wall shelving, under stairs storage and a window overlooking the rear garden. The galley style kitchen is fitted with a range of units, an integral oven with gas hob over, space for under counter free standing appliances and at the far end through an archway is a useful utility area.

To the first floor are three double bedrooms, one with an original fireplace, and the spacious house bathroom featuring a white suite with shower over bath. A second staircase leads to the top floor master bedroom, set into the eaves, with two large dormer windows, a Velux roof light and en-suite shower room.

A door from the kitchen takes you into a spacious lawned garden with seating areas and outside storage.

The house is located in a very convenient location off Fulford Road allowing easy access into the city centre and out to the A64 serving Leeds and the motorway network.

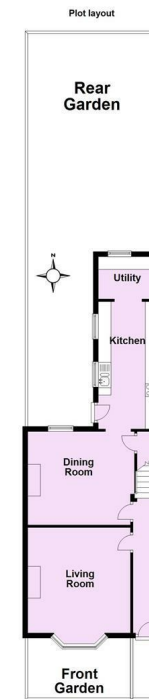
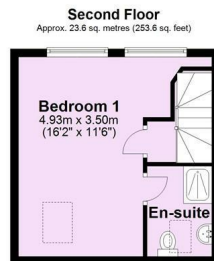
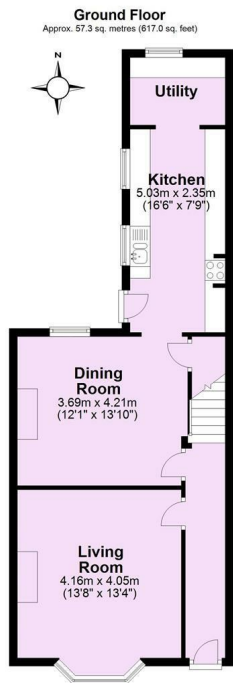


- End Terrace Period House
- Sought After Location
- Two Reception Rooms
- Fitted Kitchen and Utility Area
- Three First Floor Bedrooms
- Solar Panels Providing Annual Income of approx £950
- Top Floor Master Bedroom En-Suite
- Forecourt and Lawned Rear Garden
- Close to York City Centre

Guide Price £450,000

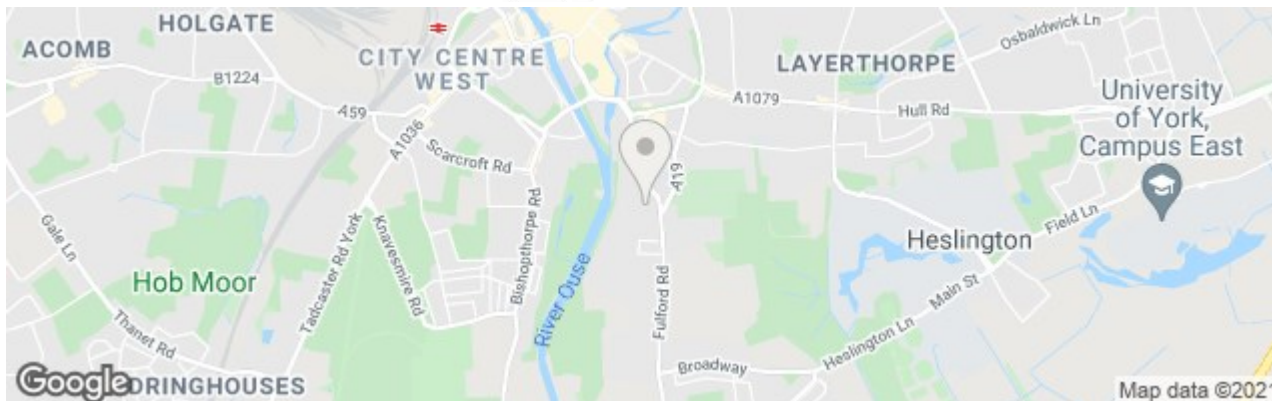
Tenure: Freehold





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

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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		68	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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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.
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