



HUDSON  
MOODY

31 Lockwood Street, York YO31 7QY

A sympathetically updated and beautifully presented Victorian terraced house situated close to Monkgate, just moments away from York city centre and York Minster. Although updated for modern living, the property retains many charming period features and benefits from a lovely, sunny courtyard garden.

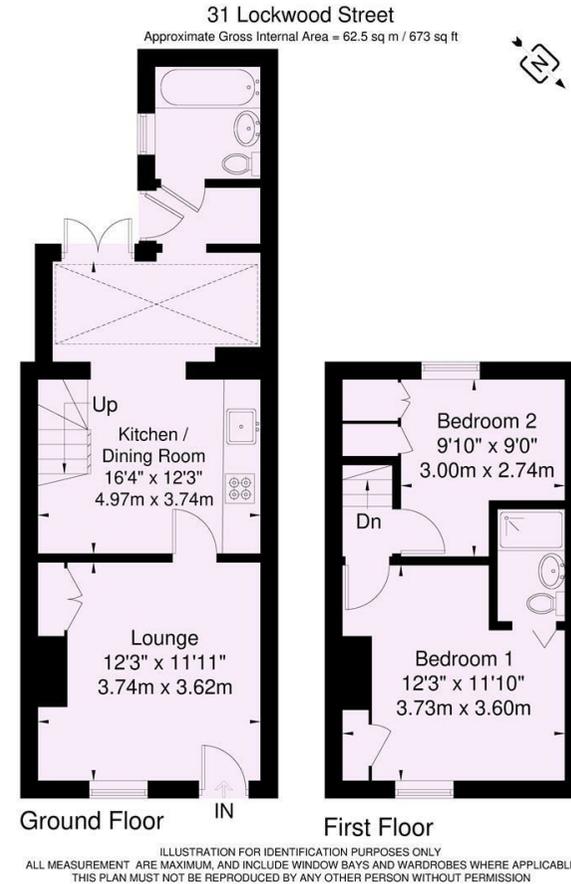
The house has been extended to the rear to provide a light and bright dining kitchen and ground floor bathroom, whilst the first floor provides two good sized bedrooms, one with an en-suite shower room and both with fitted cupboards.

- Sympathetically Updated and Extended Victorian Terrace
- Cosy Living Room with Original Fire Place
- Immaculate, Extended Bright Dining and Kitchen Area with New Fitted Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms, One with En-Suite Shower Room
- Many Period Features Throughout
- South West Facing Courtyard Garden
- Close to Minster and City Centre
- Quiet Dead End Road

**Guide Price £325,000**

**Tenure: Freehold**

**Council Tax Band: B**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>72</b>	
<b>England &amp; Wales</b>	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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