HUDSON
MOODY
96 Union Terrace, York YO31 7ES

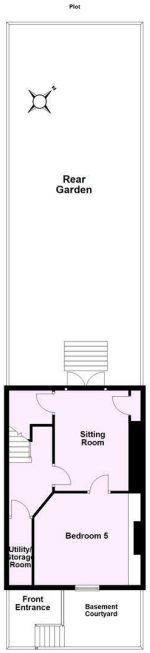
A beautiful, four storey period townhouse benefiting from a good sized GARDEN to the rear . Situated on Union Terrace, a 15 minute walk of the city centre.

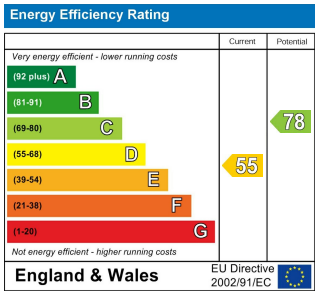
- Forecourted Period Heritage Townhouse within a Conservation Area
- Arranged Over Four Floors
- Featuring A Wealth of Period Charm
- Beautifully Appointed Living Room Enjoying Views Across the Garden
- Lower Ground Floor Sitting Room and Double Bedroom
- Two First Floor Bedrooms and a Family Bathroom
- Two Second Floor Bedrooms One with En-suite Shower Room
- Landscaped, Private Garden
- Newly Installed Accoya® Soundproof, Double-Glazed Sash Windows
- Convenient Location within Walking Distance of York Hospital, the City Centre and Train Station

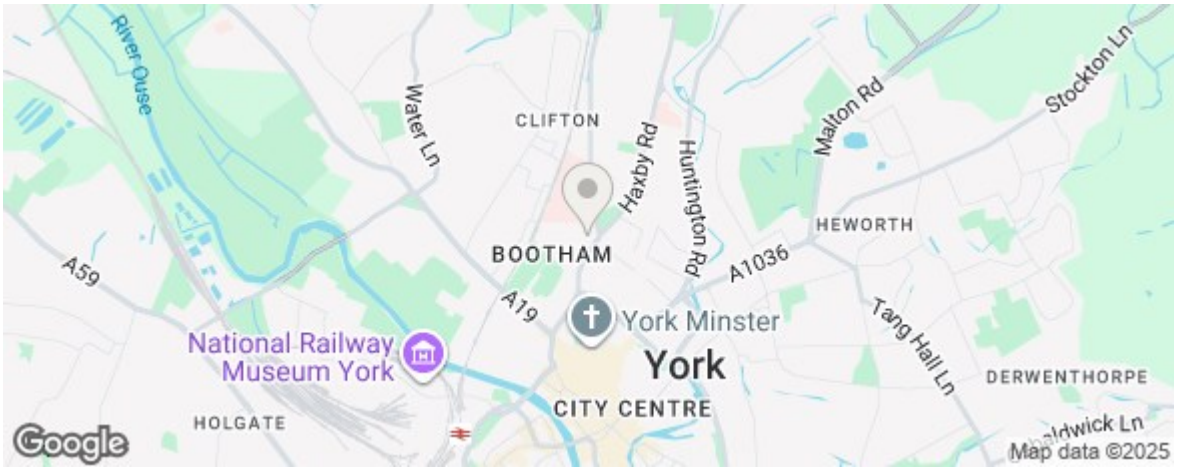
Guide Price £675,000

Tenure: Freehold

Council Tax Band: E







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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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com