



HUDSON
MOODY

14 Browney Croft, York YO10 4BX

A modern THREE BEDROOM TOWNHOUSE with accommodation over three floors, situated in an enviable location overlooking the River Foss. The house lies close to Blue Bridge, in the popular Fishergate area of York within easy reach of the city centre.

- Spacious Townhouse
- Close to York City Centre
- River Views
- Ground Floor Bedroom, Cloakroom and Utility
- First Floor Family Kitchen and Living Room
- Second Floor En-suite Double Bedroom
- Further Double Bedroom and Family Bathroom
- Patio Garden Overlooking the River
- Integral Garage and Parking Space

Guide Price £395,000

Tenure: Leasehold

Council Tax Band: E

Brownie Croft
Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

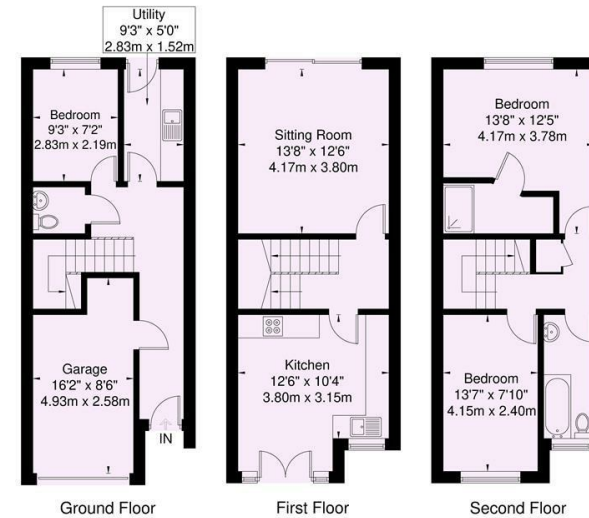


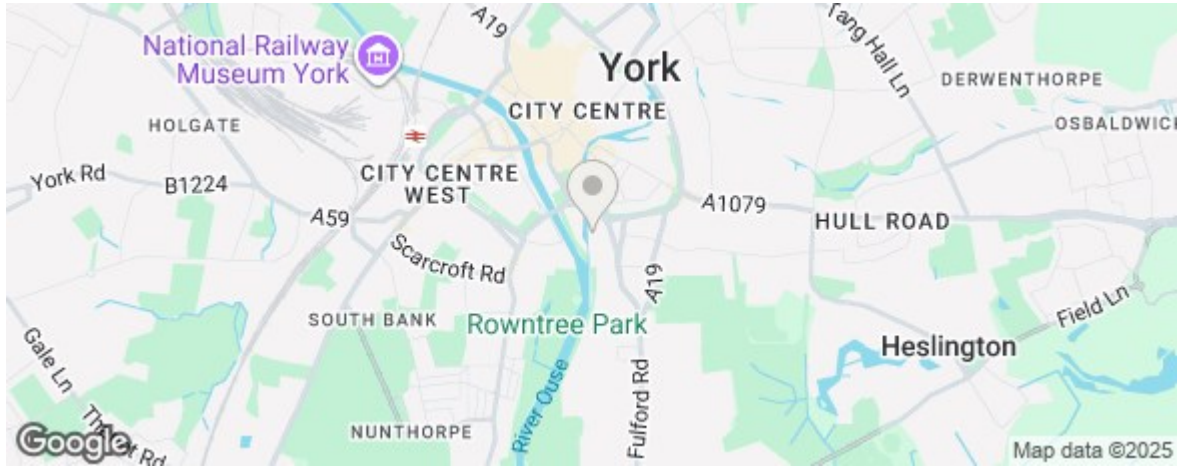
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.
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