



HUDSON  
MOODY

108 East Parade, York YO31 7YH



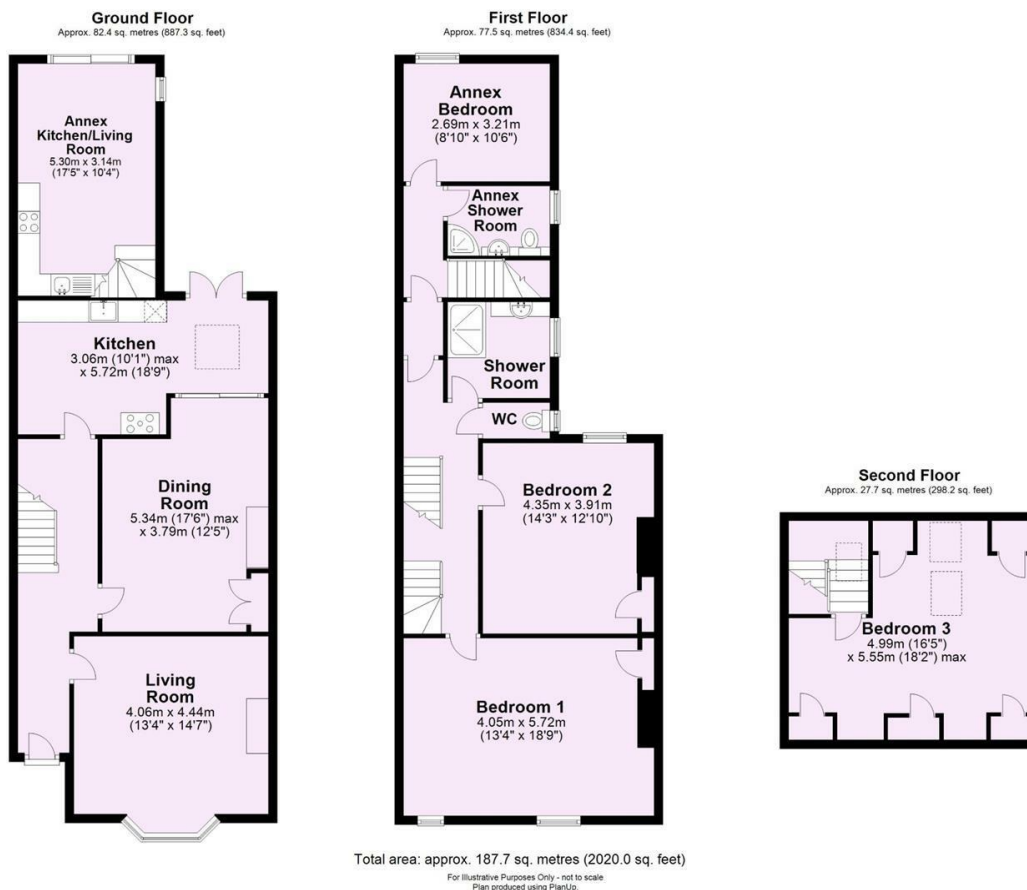
A charming Victorian terrace home with adjoining Annex ideal for multi-generational living or letting opportunity. Located in the enviable area of East Parade in Heworth, allowing easy access to York city centre and a wealth of local amenities.

- Attractive period terrace home offering versatile accommodation
- Kitchen dining room leading onto the courtyard garden
- Two reception rooms
- Two first floor double Bedrooms
- Second Floor Double Bedroom with eaves storage
- Adjoining one bedroom annexe with private courtyard
- Potential for conversion back to a four bedroom single dwelling
- No onward chain
- Highly sought-after area and within the catchment of well-regarded schools
- On street parking available- no permit required

**Guide Price £675,000**

**Tenure: Freehold**

**Council Tax Band: D**



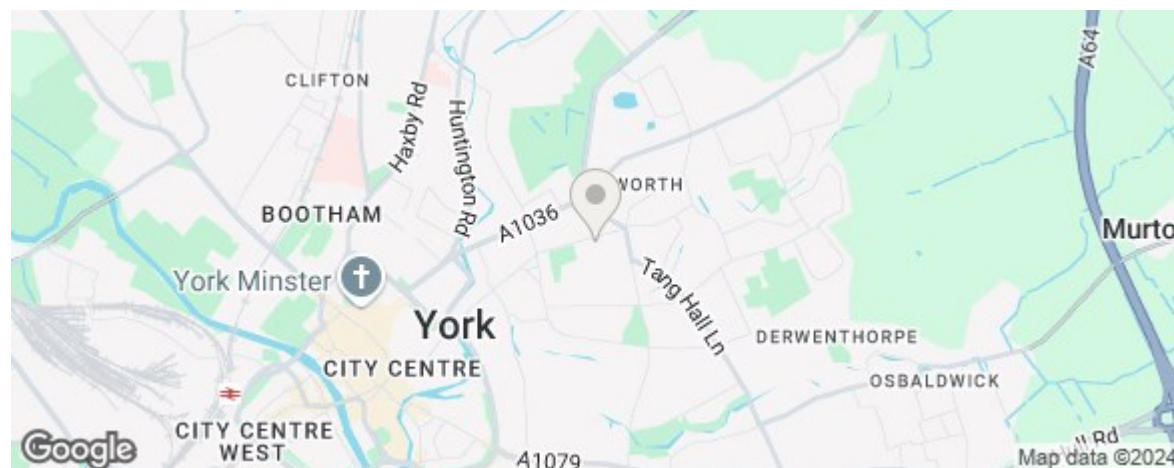








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**