



HUDSON
MOODY

8 Claremont Terrace, York YO31 7EJ

Nestled in the charming Claremont Terrace, this delightful townhouse in York offers a perfect blend of period elegance and modern convenience. Spanning an impressive 1,574 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With three well-proportioned bedrooms, this home provides ample space for families or those seeking a comfortable retreat. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The townhouse retains its period character while offering the comforts of contemporary living, making it a truly inviting space. Additionally, the property includes parking for one vehicle, a valuable feature in this sought-after area.

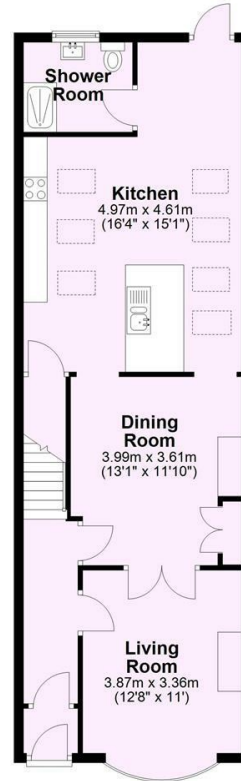
- Sympathetically Updated Period House
- Heart of York Location just off Gillygate, with a range of shops, cafes, and restaurants
- Period Living and Separate Dining Rooms
- Superbly Extended Modern Kitchen. Ground Floor Shower Room
- Two First Floor Double Bedrooms
- First Floor Cloakroom
- Top Floor Bedroom and Generous Bathroom
- Attractive Rear Courtyard Garden
- Permit Parking Available.
- Views towards York Minster

Guide Price £625,000

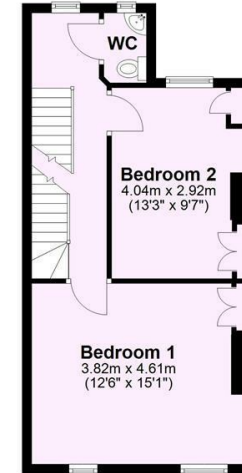
Tenure: Freehold

Council Tax Band: D

Ground Floor
Approx. 69.5 sq. metres (748.5 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.8 sq. feet)



Second Floor
Approx. 36.2 sq. metres (389.4 sq. feet)



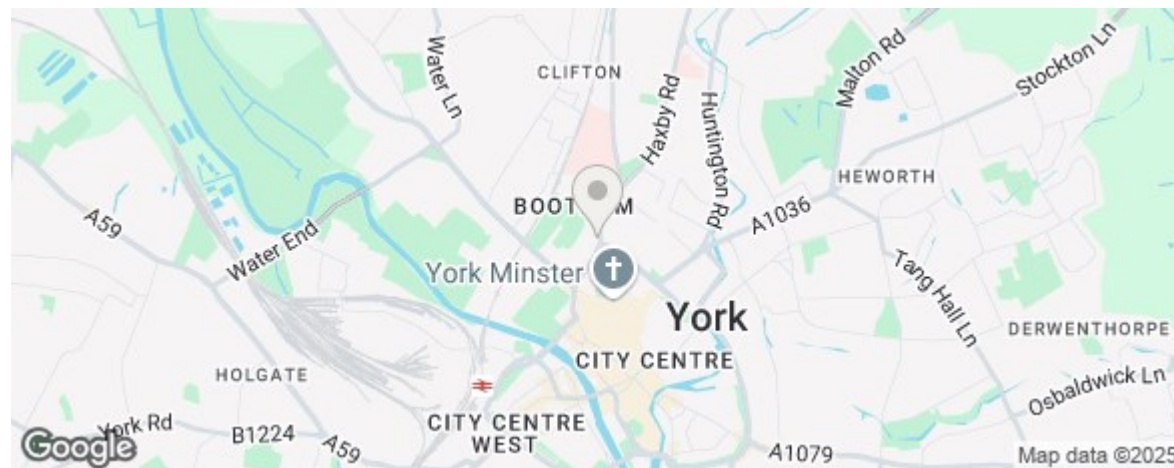
Total area: approx. 146.2 sq. metres (1573.7 sq. feet)







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	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.

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