



HUDSON  
MOODY

2 Railway View, York YO24 2HS

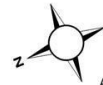
A traditional PERIOD TERRACE with a great sized rear garden, situated in Dringhouses, being within easy reach of York city centre, the A64 and also Hob Moor Nature Reserve.

- Charming Period Terrace With Forecourt, Just Off Tadcaster Road
- Bright and Airy Living Room
- Good Sized Fitted Breakfast Kitchen
- Modern Ground Floor Bathroom
- Two Double Bedrooms with original Victorian Feature Fireplaces
- Long Walled and Gravelled Courtyard Garden. Outside Stores
- Easy Access to York and A64
- Good Local Facilities
- On Street Parking Available
- Pleasant Walks On Hob Moor Close By

**Guide Price £230,000**

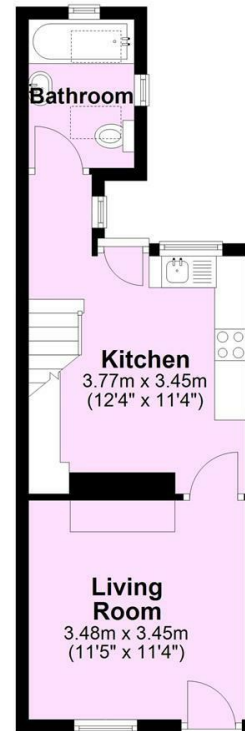
**Tenure: Freehold**

**Council Tax Band: B**



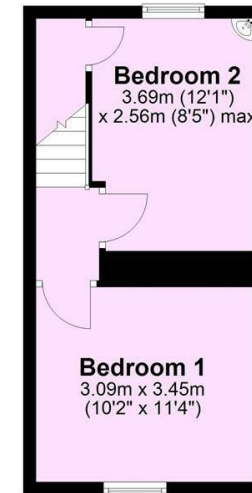
#### Ground Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



#### First Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



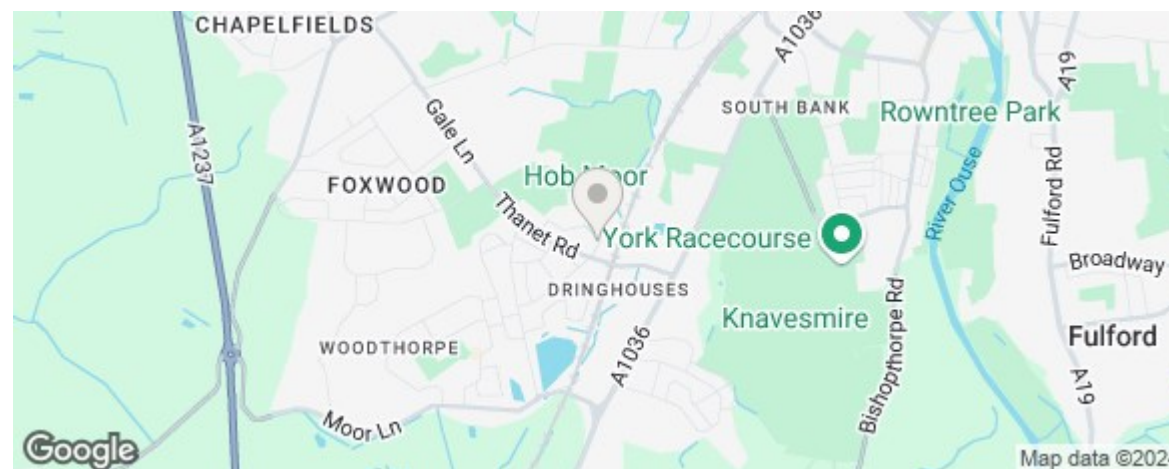
Total area: approx. 56.0 sq. metres (602.7 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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	



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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.

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