



HUDSON
MOODY

9 Nunthorpe Road, York YO23 1BG

For Sale

HUDSON
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Tel: 01904 650650
www.hudson-moody.com

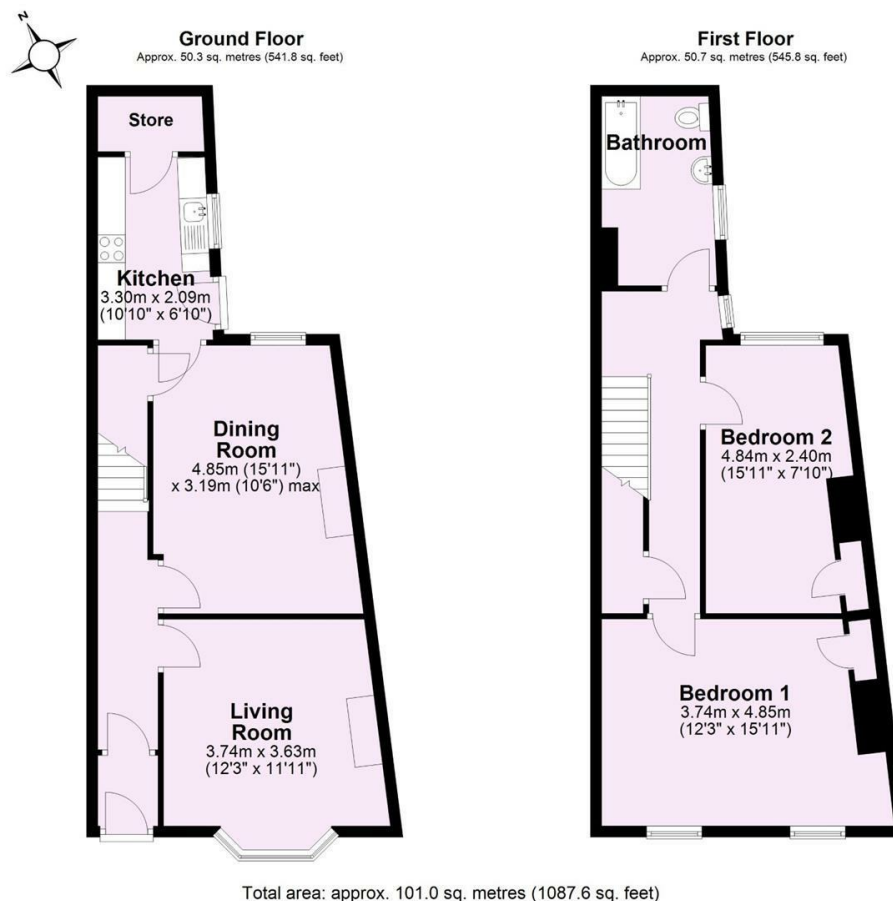
This is a larger-than-average TWO BEDROOM TERRACED PERIOD HOUSE located in one of York's most desirable areas, close to Bishy Road. The property is conveniently situated near a variety of shops, cafes, and bars, and is just a short walk from the city center and Rowntrees Park, offering riverside walks into town.

- Terraced Victorian House
- Charming Period Features
- Two Reception Rooms
- Two Double Bedrooms
- Rear Courtyard
- Desirable Location Close to Shops
- On Street Parking Available
- No Onward Chain
- Nearby Riverside Walks and Park

Guide Price £350,000

Tenure: Freehold

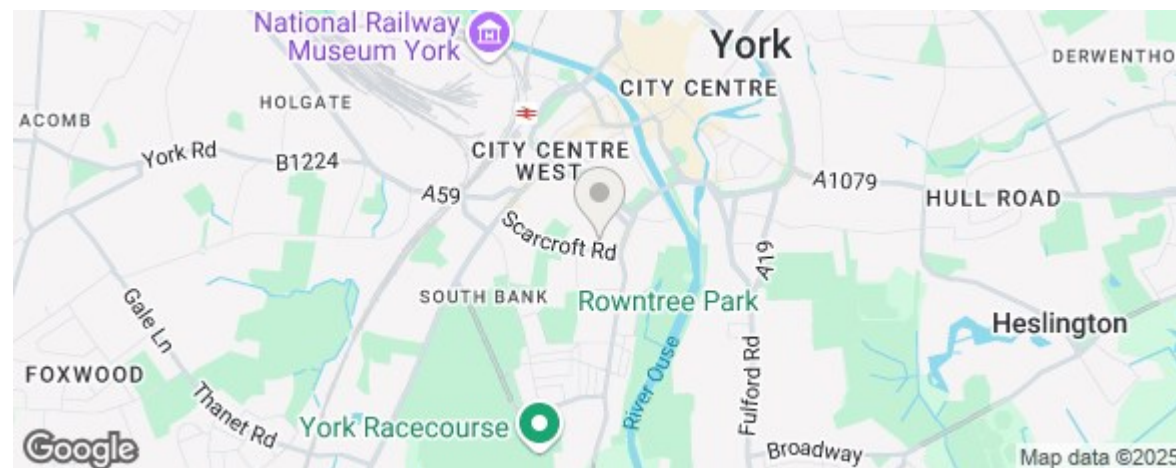
Council Tax Band: C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		



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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