



For Sale
HUDSON
MOODY
Tel: 01904 650650
www.hudson-moody.com

HUDSON
MOODY

6 St. Martins Lane, York YO1 6LN

A beautifully presented and spacious FIVE STOREY PERIOD TOWNHOUSE. Perfectly positioned on a quiet cobbled street in BISHOPHILL, in the Heart of York's City Centre, just a short walk from the train station

- Grade II Period Townhouse Offering over 2000 Sq Ft of Accommodation
- Carefully Restored Family Home
- Basement Utility and Ample Storage on Every Floor
- Well appointed living through Dining Room with Doors Opening onto the Courtyard
- Modern Kitchen and Ground Floor Bathroom
- Generous and Versatile First Floor Sitting Room and Home Office
- Two Second Floor Double Bedrooms and Family Bathroom
- Unique Loft Conversion Double Bedroom with Original Beams and En-Suite Shower Room
- West Facing, Private Decked Courtyard Garden
- No Onward Chain

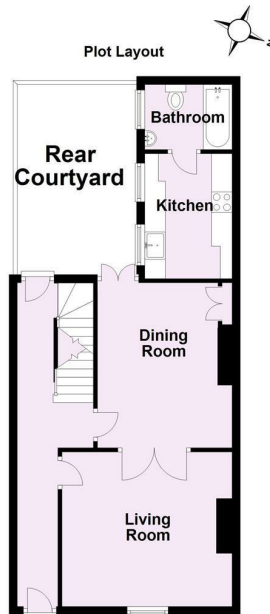
Offers Over £650,000

Tenure: Freehold

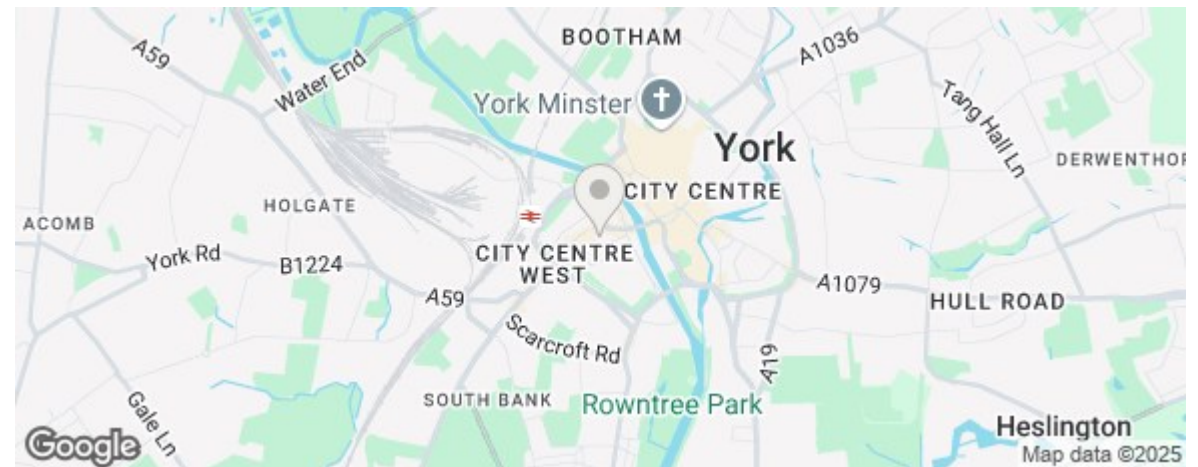
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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