



HUDSON
MOODY

2 Albert Court Shipton Street, York YO30 7EH

Quietly situated down a small lane off Shipton Street in the sought after Bootham area of York is this well presented two bedroom house with ample living accommodation, a planted forecourt, rear garden and, unusually for this area, a parking space.

The house lies in an excellent location tucked away behind York District Hospital and within easy reach of the city centre.

- Spacious Yet Homely Terraced House
- Two Bedrooms
- House Bathroom
- Kitchen
- Ground Floor WC
- Living/Dining Room
- Front and Rear Gardens
- Easy Access to City
- Local Shops and Services
- Parking

Guide Price £300,000

Tenure: Freehold

Council Tax Band: B

Albert Court
Approximate Gross Internal Area = 71.3 sq m / 767.89 sq ft

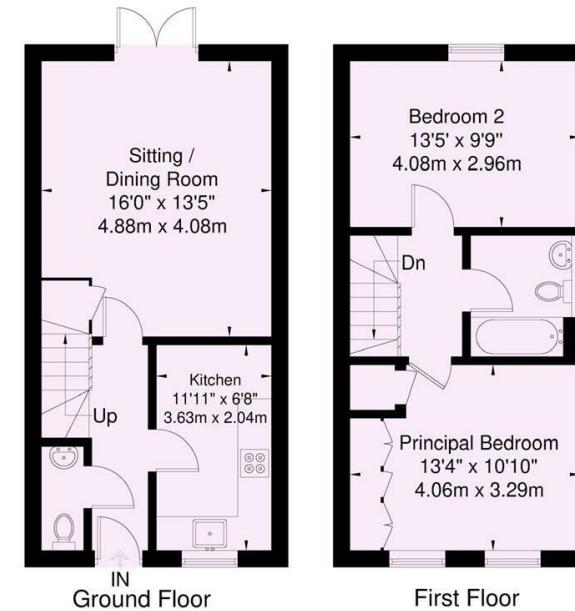


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPROPRIATE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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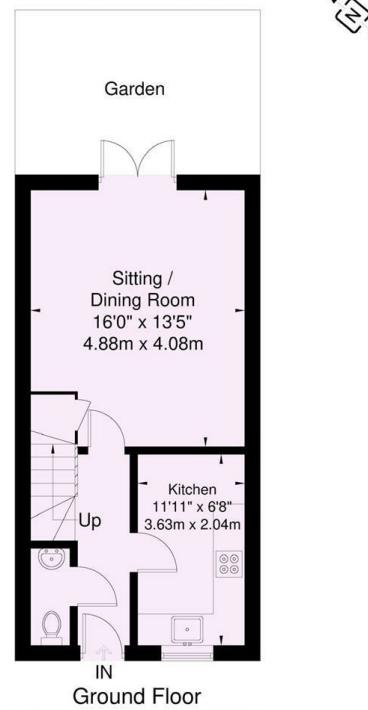


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.