



HUDSON
MOODY

8 George Street, York YO1 9QB

*** VIEWING HIGHLY RECOMMENDED *** George Street is an impressive and well presented, larger than average PERIOD TOWNHOUSE laid out over three floors providing two generous reception rooms and galley kitchen to the ground floor, with two double bedrooms, house bathroom and ample storage on the first and second floors. The house is situated in the HEART OF YORK close to all shops, restaurants and amenities.

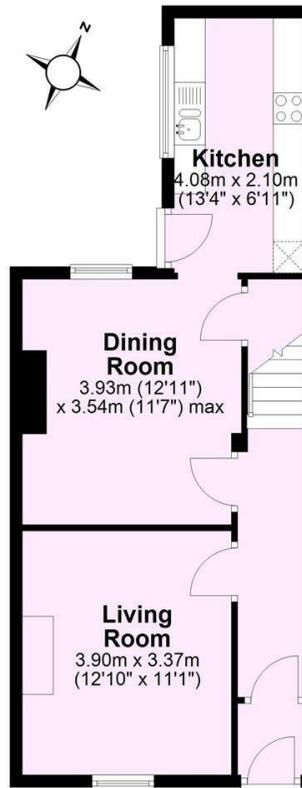
- Impressive Three Storey Period Townhouse
- Living Room
- Dining Room
- Well Fitted Galley Kitchen
- Generous First Floor Bedroom
- House Bath and Shower Room
- Top Floor Spacious Bedroom
- Ample Storage
- Rear Courtyard and Additional Outbuildings
- Central Location

Guide Price £374,500

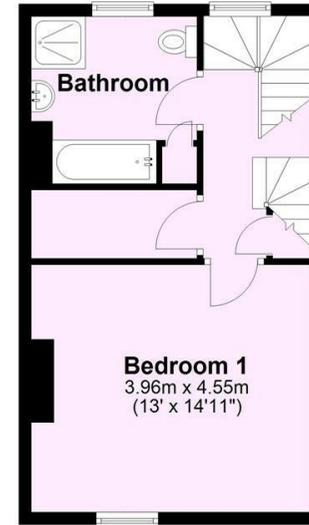
Tenure: Freehold

Council Tax Band: C

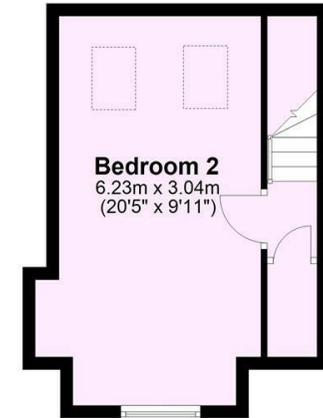
Ground Floor
Approx. 44.8 sq. metres (482.3 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.1 sq. feet)



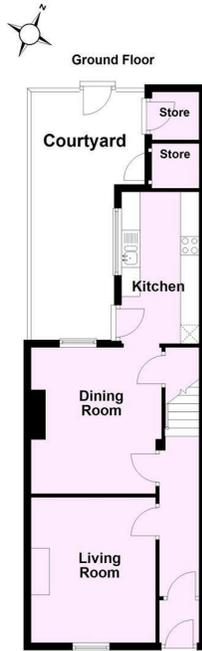
Second Floor
Approx. 25.2 sq. metres (271.6 sq. feet)



Total area: approx. 106.1 sq. metres (1142.0 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 | | 56 | 71 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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