

An extended and fully renovated, five bedroom PERIOD END TERRACED TOWNHOUSE with garden and off street parking, situated in a popular residential area lying between the A59 Poppleton Road and Acomb village.

- Superbly Refurbished Period House
- Spacious Living Room
- Impressive Modern Living Kitchen
- Separate Utility and WC
- Three First Floor Bedrooms
- Two Second Floor Bedrooms
- Contemporary Bath and Shower Rooms
- South Facing Garden and Off Street Parking
- Convenient Location Close to Local Amenities
- No Onward Chain

Guide Price £600,000

Tenure: Freehold

Council Tax Band: E























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.

58 Micklegate York **YO1 6LF**

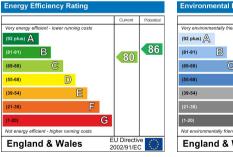
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HUDSON MOODY

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Environmental Impact (CO ₂) F	Rating	
	Current	Potential
Very environmentally friendly - lower CO2 emis	sions	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38)		
(1-20)	G	
Not environmentally friendly - higher CO2 emis	sions	
England & Wales	EU Directive 2002/91/EC	$\langle \rangle$