



HUDSON
MOODY

19 Amberley Street, York YO26 4SB

A spacious Victorian terrace that has been sympathetically updated yet retaining charming period features including a Victorian cast iron fireplace and stripped timber doors.

- Two Double Bedroom Period Terraced
- Original Features
- Two Generous Reception Rooms
- Modern Fitted Kitchen with Integral Appliances
- Spacious Master Bedroom with Fitted Wardrobe
- Additional Double Bedroom
- Impressive First Floor Bathroom
- South West Facing Rear Courtyard
- On Street Parking Available
- Convenient Area Close to Local Amenities

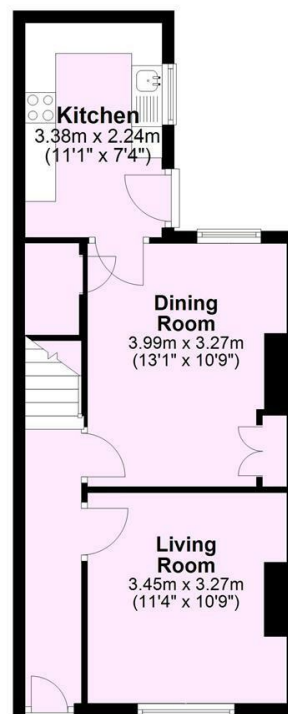
Offers Over £270,000

Tenure: Freehold

Council Tax Band: B



Ground Floor
Approx. 40.2 sq. metres (432.5 sq. feet)



First Floor
Approx. 39.9 sq. metres (430.0 sq. feet)



Total area: approx. 80.1 sq. metres (862.5 sq. feet)



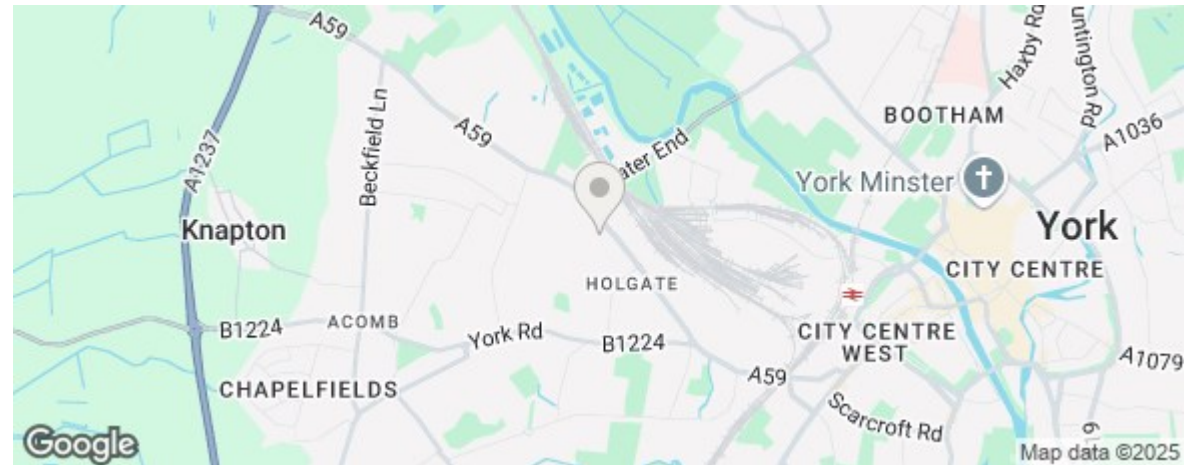




Plot Layout



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (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.
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