



HUDSON  
MOODY

5 Vine Street, York YO23 1BB



**\*\*\*SOUTH FACING COURTYARD\*\*\***

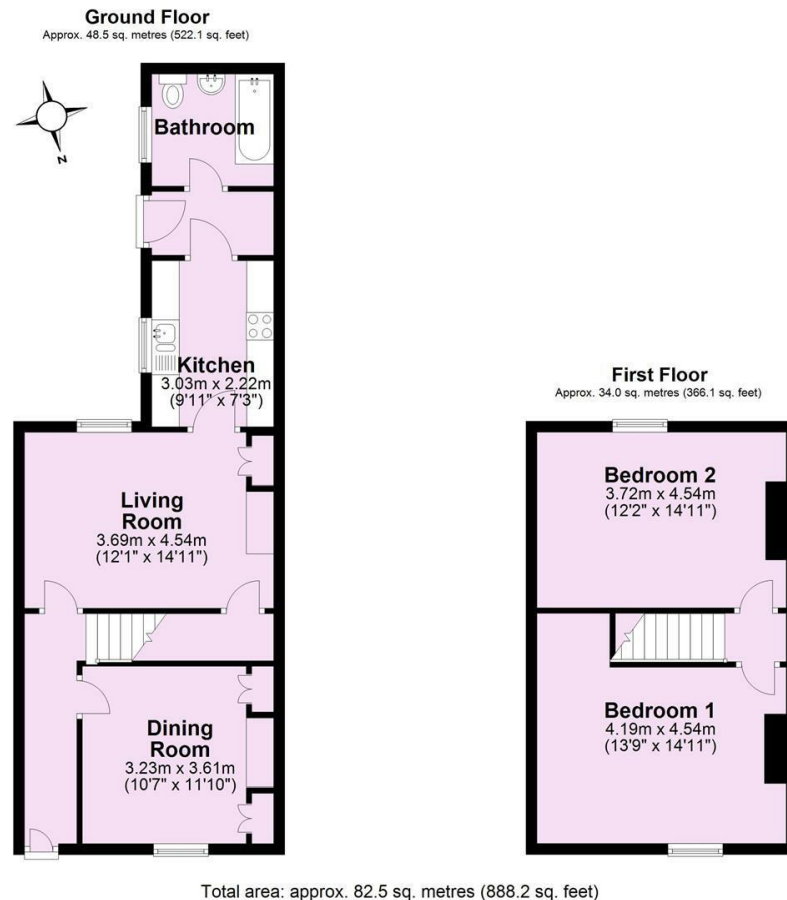
A beautifully presented TWO DOUBLE BEDROOM TRADITIONAL VICTORIAN TERRACED HOUSE located in one of York's most desirable areas, close to Bishy Road. The property is conveniently situated near a variety of shops, cafes, and bars, and is just a short walk from the city center and Rowntrees Park, offering riverside walks into town.

- Attractive Period Terraced House
- Forecourt and Lovely South Facing Rear Courtyard
- High Ceilings and a Wealth of Period Features
- Two Reception Rooms
- Modern Galley Style Kitchen and Rear Utility Lobby
- Modern Bathroom
- Two Double Bedrooms
- Envious Location just off The Award Winning Bishopthorpe Road
- Close to York City Centre, Rowntrees Park and The Train Station

**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: B**

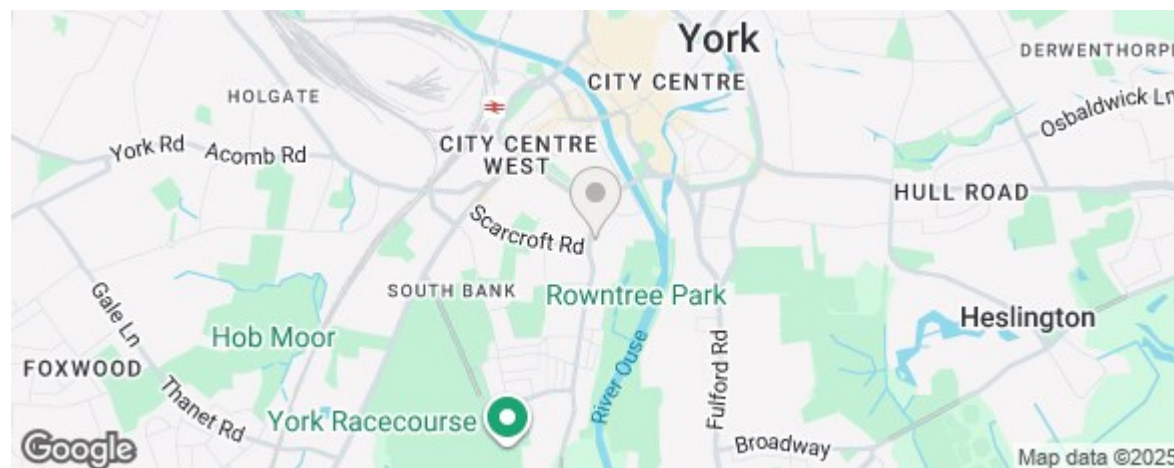








| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|   | 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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**