

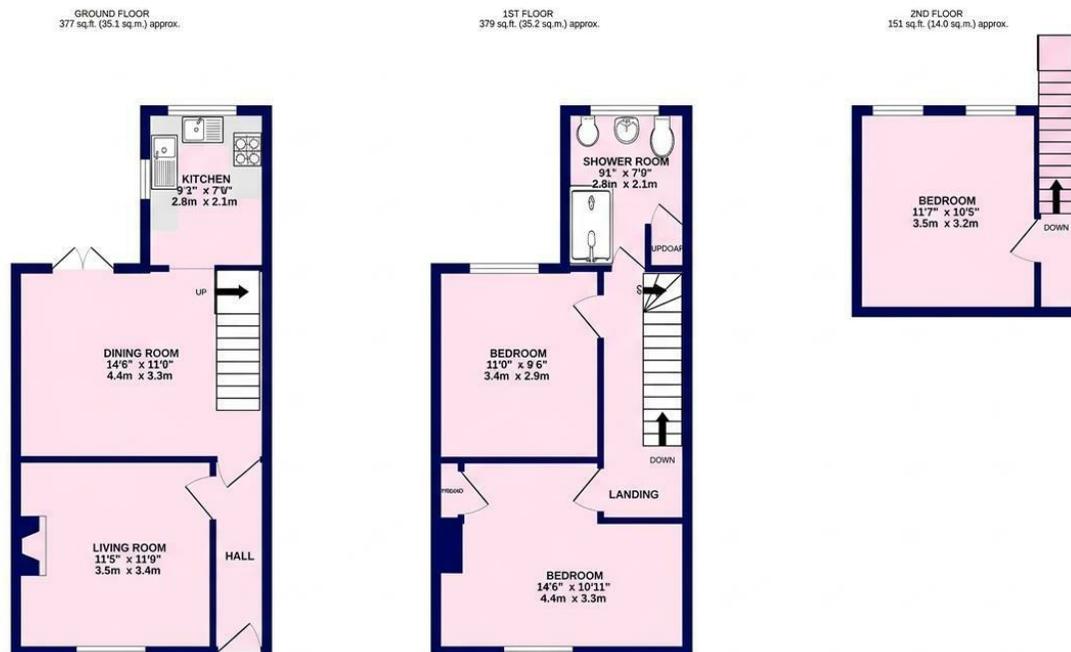


HUDSON  
MOODY

2 Belle Vue Cottages Belle Vue Street, York YO10  
5LY

A well-presented and charming period cottage, ideally located in the popular area within walking distance of York city centre, the train station, and the University. Offering three bedrooms arranged over three floors, along with front and rear courtyards.

- Well Presented Period Cottage
- Two Reception Rooms
- Three Bedrooms
- Popular Residential Area
- Offered With No Chain
- Courtyard To The Front & Rear



2 BELLE VUE COTTAGES  
 TOTAL FLOOR AREA: 907 sq.ft. (84.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other sizes are approximate. If included in the plan the gablestoreys will form part of this overall  
**Total area: approx. 94.2 sq. metres (1014.4 sq. feet)**  
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding subfloor and oven storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Plan produced using Partip.

**Guide Price £350,000**

**Tenure: Freehold**

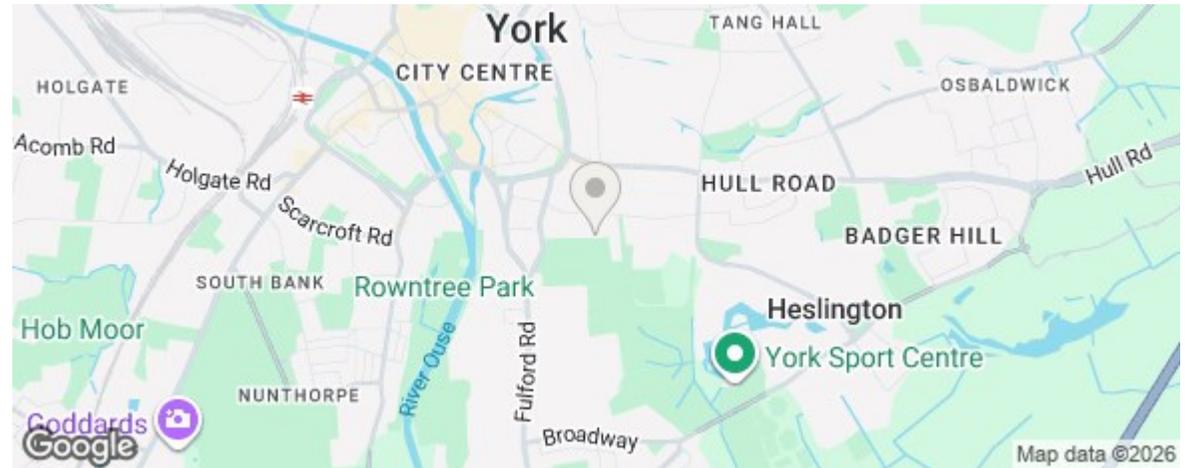
**Council Tax Band: B**







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>		76
(55-68) <b>D</b>	58	
(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	



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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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