



HUDSON
MOODY

4 Arthur Street, York YO10 3EL

****NO CHAIN****

A well presented two double bedroom Victorian terrace, with ENTRANCE HALL, usable landing space and a SOUTH FACING courtyard. The property is situated off Lawrence Street, within walking distance of the city centre and easy access to York University

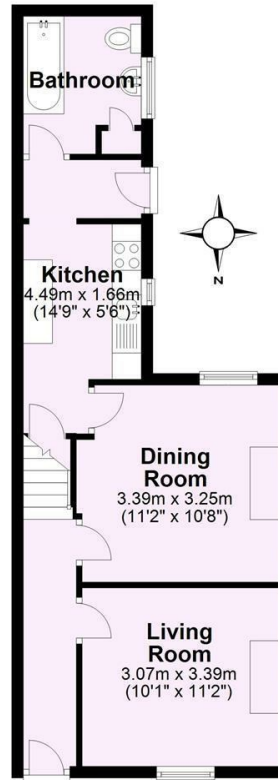
- Delightful Victorian Terrace with Entrance Hall
- Ideal First Time Buy
- Living Room with Feature Fireplace
- Separate Dining Room
- Kitchen with Space For Appliances
- Contemporary Ground Floor Bathroom
- Two Double Bedrooms and Usable Landing Space
- South Facing Courtyard Garden
- Envable Location, A 15 Minute Walk to the City Centre
- Close Proximity to York University

Guide Price £260,000

Tenure: Freehold

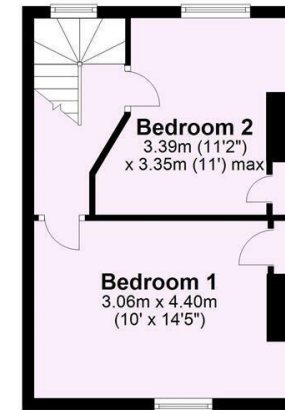
Council Tax Band: B

Ground Floor
Approx. 40.6 sq. metres (437.4 sq. feet)

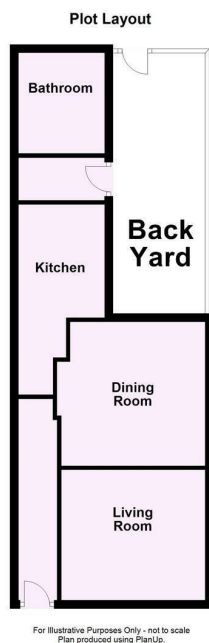


For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

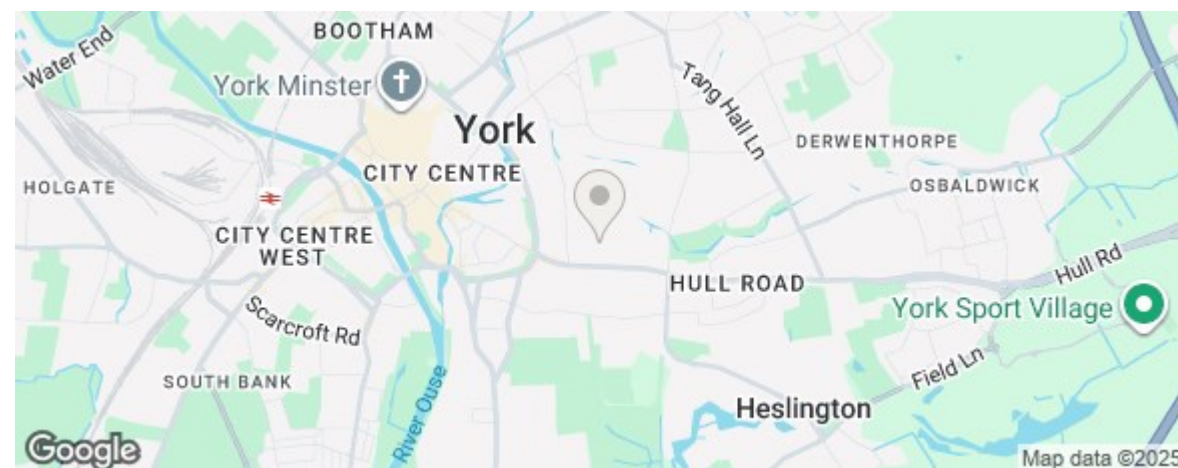
First Floor
Approx. 28.9 sq. metres (311.2 sq. feet)







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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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