



HUDSON  
MOODY

32 Haxby Road, York YO31 8JX

A truly stunning four double bedroom Victorian terrace home, with spacious rear courtyard garden, offering a high standard of presentation throughout. With substantial living space arranged over three floors, this delightful home is conveniently located, offering immediate access to the city centre, the York & District Hospital and close to the Outer Ring Road.

- Stunning Victorian Terrace Home
- Accommodation Arranged Over Three Floors
- Three Reception Rooms
- Large Bespoke Breakfast Kitchen
- Superb Bathroom with Roll Top Bath & Separate Walk-In Shower
- Utility Room and Guest WC
- Immaculate Presentation Throughout
- Over 2,000sqft Living Space
- Enclosed Rear Courtyard Garden
- Convenient Access to City Centre, Hospital and Outer Ring Road

**Guide Price £625,000**

**Tenure: Freehold**

**Council Tax Band: E**

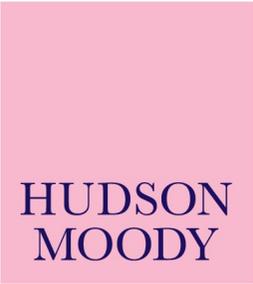






Total area: approx. 80.6 sq. metres (867.6 sq. feet)  
Note: walls are double-glazed. Approximate floor levels from floor to ceiling. Plans are for information only and are not intended to be used for any other purpose. Measurements are approximate and should be independently verified. Floor levels may vary.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      | 76        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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.
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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