

HUDSON
MOODY

1 St Martins House St. Martins Lane, York YO1 6LN

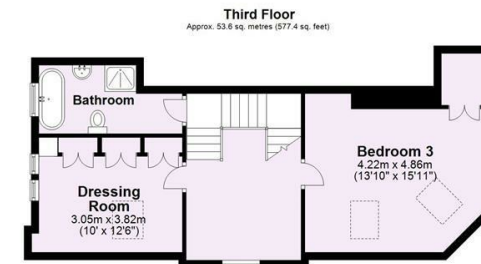
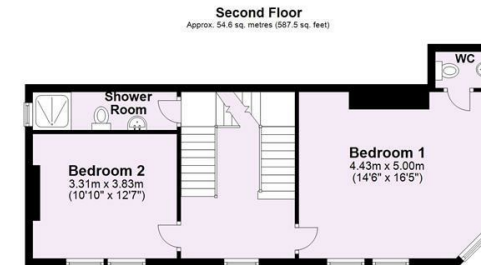
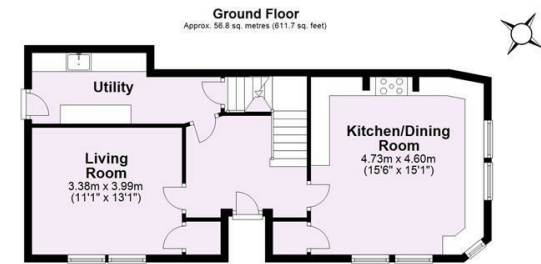
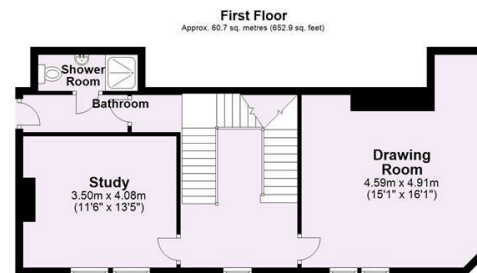
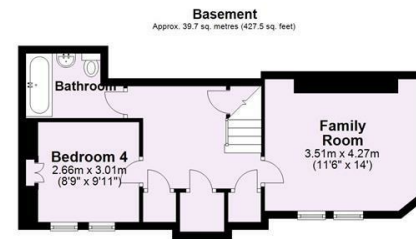
A beautifully presented GII* LISTED PERIOD TOWNHOUSE built circa 1747, refurbished throughout to the highest of standards. Situated in an ENVIABLE LOCATION, off Micklegate within York City Walls just a short distance to the Railway Station.

- Immaculate Period Townhouse
- Spacious and Versatile Accommodation Arranged Over Five Floors
- Family Room
- Two Reception Rooms
- Superb Dining Kitchen and Separate Utility.
- Five Double Bedrooms
- En-Suite Shower Room, WC and Dressing Room
- Two Bathrooms
- Sympathetically Renovated and Re-roofed
- Private Courtyard Garden with Living Wall

Guide Price £1,500,000

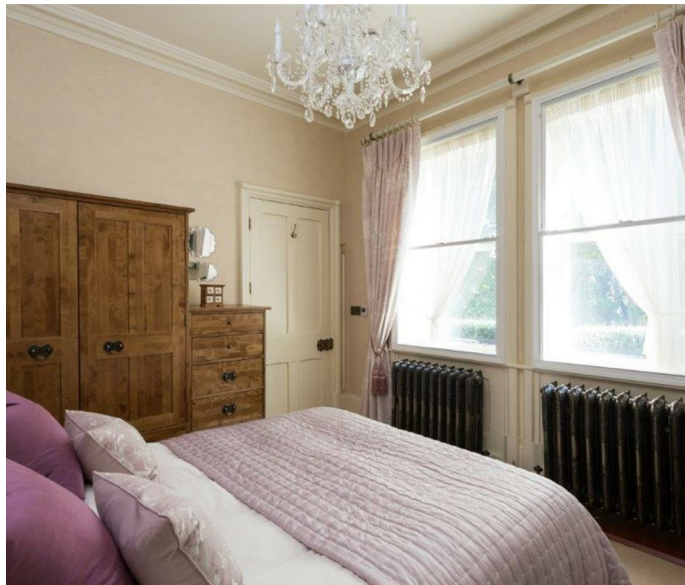
Tenure: Freehold

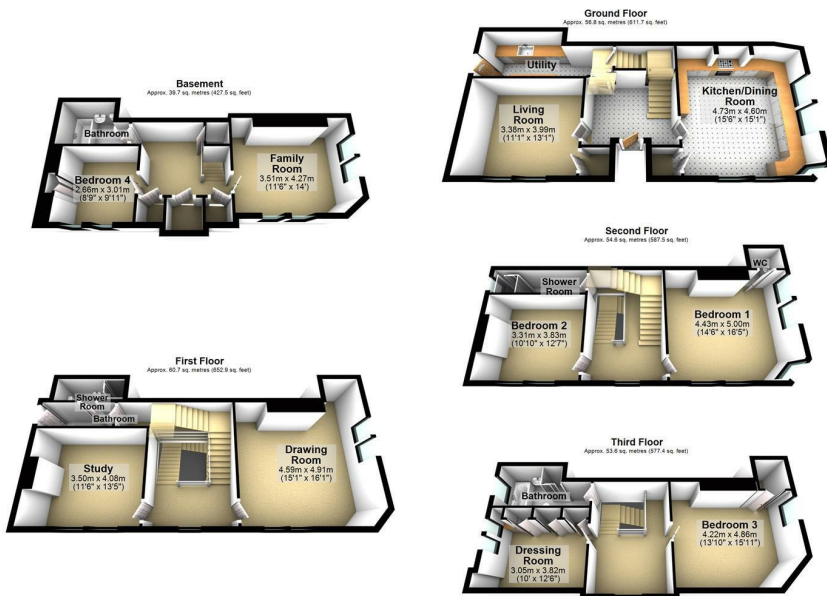
Council Tax Band: F



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







For Further Particulars Only - not to scale
Plan produced using Planific



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com