

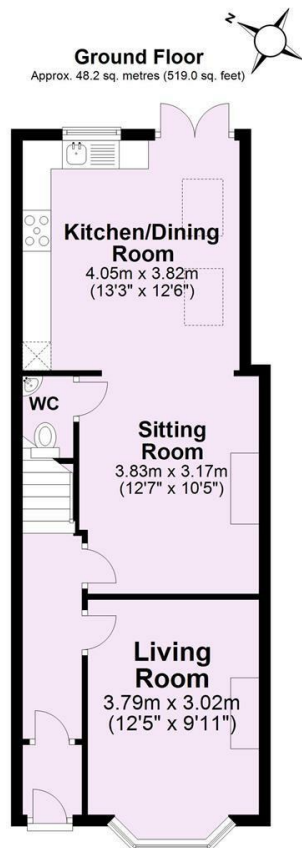


HUDSON
MOODY

45 Albemarle Road, York YO23 1EP

A superbly presented and tastefully updated VICTORIAN TERRACED HOUSE enjoying views across The Knavesmire. The house offers spacious living accommodation and benefits from two double bedrooms, two bathrooms and a downstairs WC.

- Impressive Mid-terraced Victorian House
- Separate Living Room
- Open Plan Kitchen / Dining / Living
- Downstairs WC
- Two First Floor Double Bedrooms
- Modern Family Bathroom
- Large and Versatile Attic Bedroom with En-Suite Shower Room
- Front and Rear Courtyards
- Extensive Views Over The Racecourse
- Close to York City Centre



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

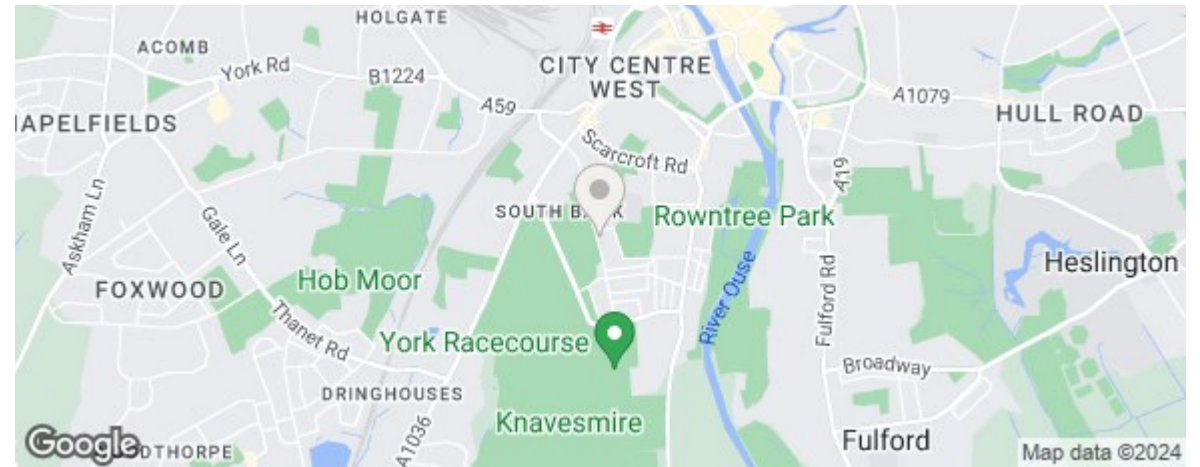
Guide Price £550,000

Tenure: Freehold

Council Tax Band: C







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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.
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