



HUDSON  
MOODY

1 River View Front Street, Naburn, York YO19 4RR



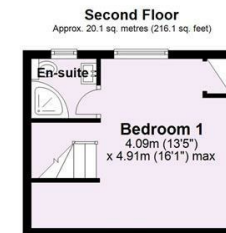
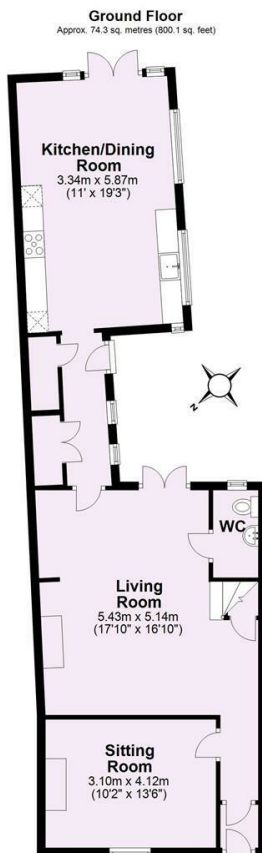
An attractive END OF TERRACE PERIOD COTTAGE situated in the sought after village of Naburn. The village lies within easy reach of York city centre and the A64 serving the motorway network. The house offers two generous reception rooms, a modern kitchen and two double bedrooms.

- Surprisingly Spacious Period Cottage
- Snug Front Sitting Room
- Bright and Cheerful Living Room
- Ground Floor WC
- Impressive Sympathetic Kitchen Extension
- First Floor Double Bedroom and Bathroom
- Second Floor Loft Conversion with En-Suite Shower Room
- Cottage Garden
- Attractive Village Location
- No Forward Chain

**Guide Price £375,000**

**Tenure: Freehold**

**Council Tax Band: C**



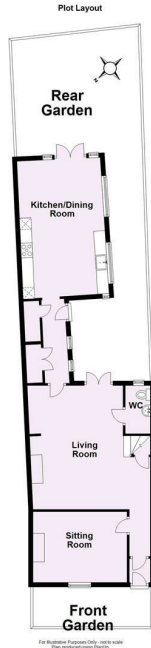
For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



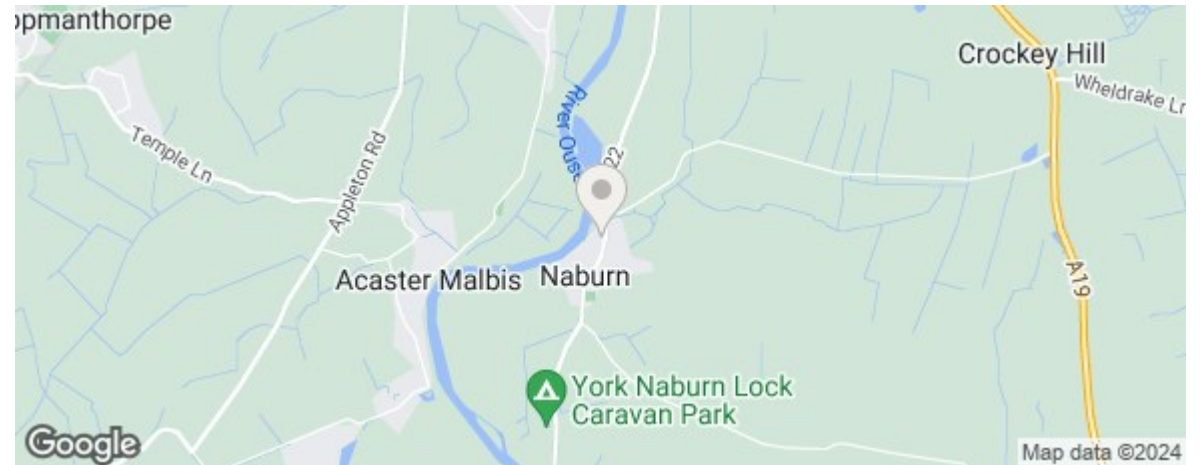








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.
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.

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