



17 Penleys Grove Street, York YO31 7PW

HUDSON
MOODY

An imposing, Grade II listed end townhouse boasting FIVE DOUBLE BEDROOMS and large garden. Situated in an enviable location, less than a mile from the CITY CENTRE, and within easy reach of York Hospital and York St John University. Offered with NO ONWARD CHAIN.

- Double Fronted Period Home
- Grade II Listed
- Three Reception Rooms
- Ground Floor Double Bedroom and Shower Room
- Four Further Double Bedrooms
- Family Bathroom
- Substantial Garden with Entertaining Area
- Off Street Parking For Up To Four Cars
- No Onward Chain
- Excellent Location - Short Walk to the City Centre

Guide Price £800,000

Tenure: Freehold

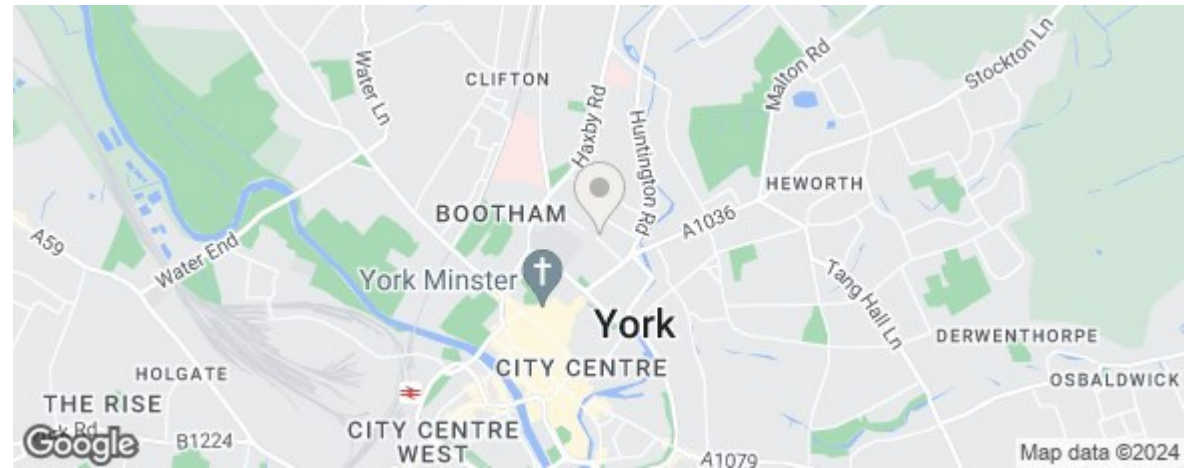
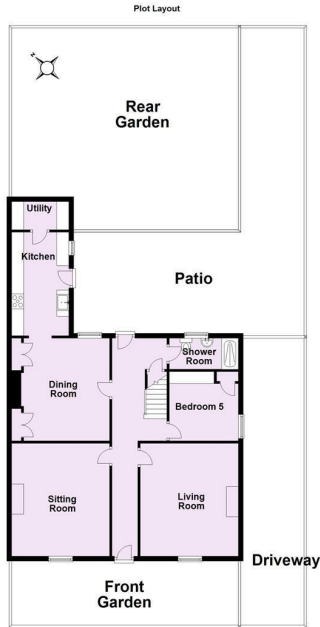
Council Tax Band: F



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		83
(69-80)	C	63	
(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	

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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com