



HUDSON
MOODY

The Coach House Chelmsford Mews, Howard Street,
York YO10 4BQ

Nestled within an exclusive development featuring gated access, is this stunning two mews cottage conversion boasting allocated parking and exceptional attention to details.

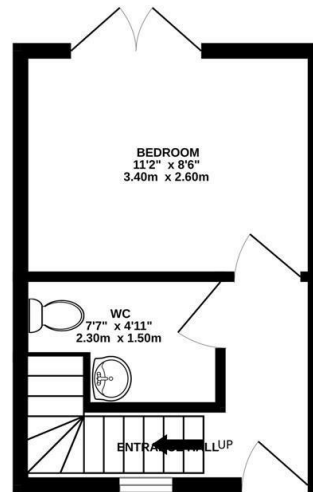
- Two Bedroom Modern Home
- Recently Converted
- Allocated Parking
- Walking Distance to York City Centre
- Offered with No Onward Chain
- Open Plan / Kitchen / Dining Living Area with Juliet Balcony
- Characterful Features Blended with a Contemporary Style
- Forms Part of an Exclusive Development
- Secure Gated Access
- Ideal Holiday Let / Investment

Chain Free £250,000

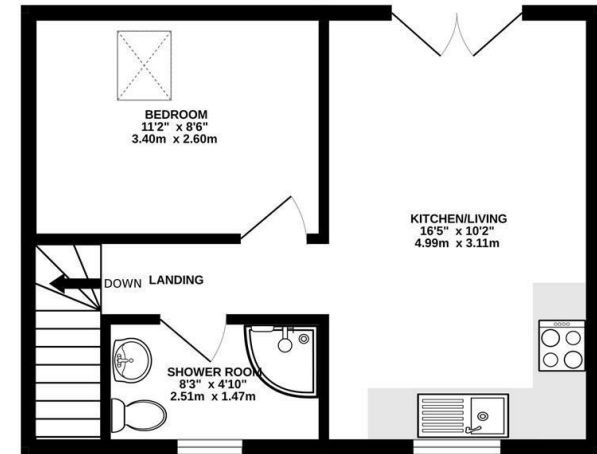
Tenure: Freehold

Council Tax Band: C

GROUND FLOOR
183 sq.ft. (17.0 sq.m.) approx.

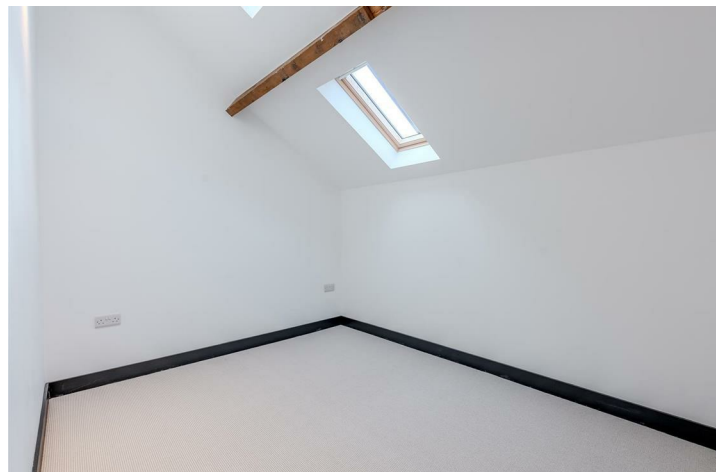


1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

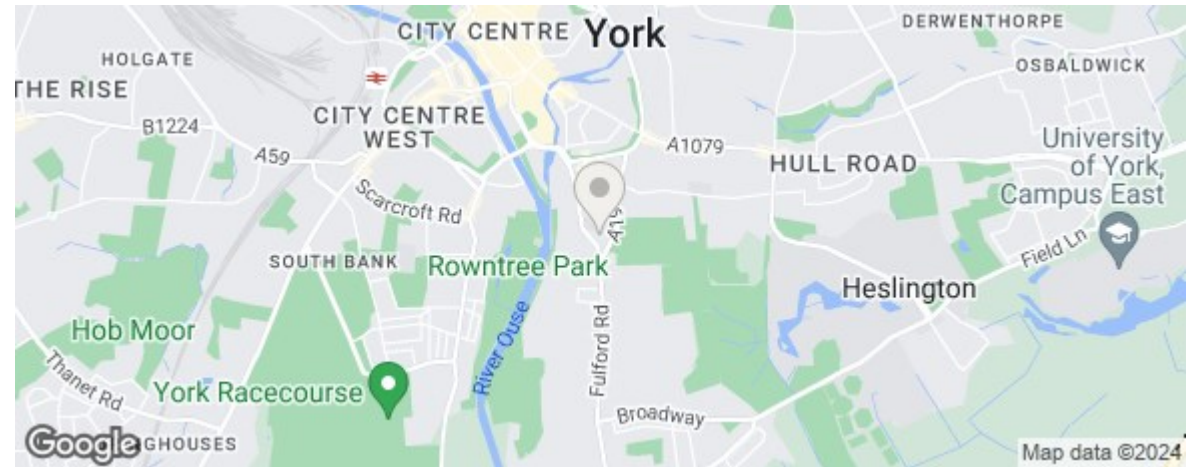


TOTAL FLOOR AREA : 532 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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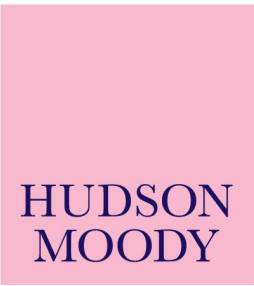




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.
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