



HUDSON  
MOODY

3 Rectory Court, Bishophill, York YO1 6HW

A two bedroom semi detached mews house nestled within a unique development in the conservation area of Bishophill.

- Semi Detached House set within a Quiet and Secure Development
- Spacious Living Dining Area
- Kitchen with Space for Appliances
- Ground Floor Double Bedroom
- Mezzanine Level Double Bedroom
- Modern House Shower room
- Private Walled Garden
- Allocated Parking
- Gated Shared Access Entrance
- Enviable Location Within the City Walls

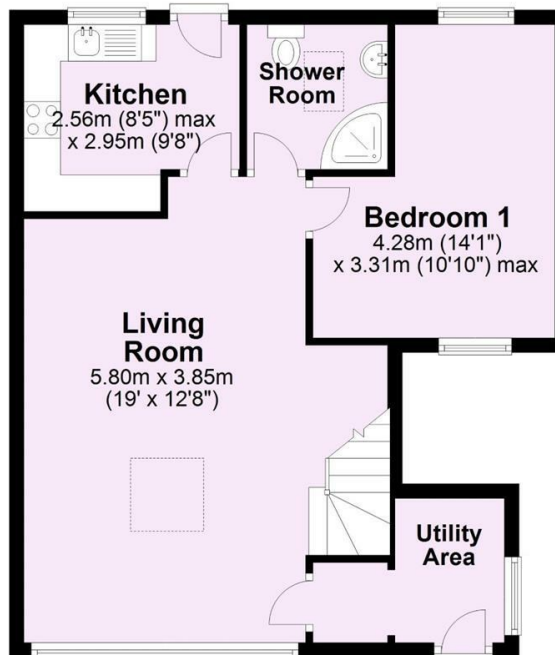
**Guide Price £350,000**

**Tenure: Freehold**

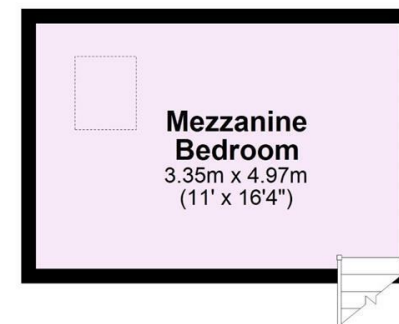
**Council Tax Band: D**



**Ground Floor**  
Approx. 55.0 sq. metres (591.7 sq. feet)



**First Floor**  
Approx. 16.7 sq. metres (179.3 sq. feet)



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

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

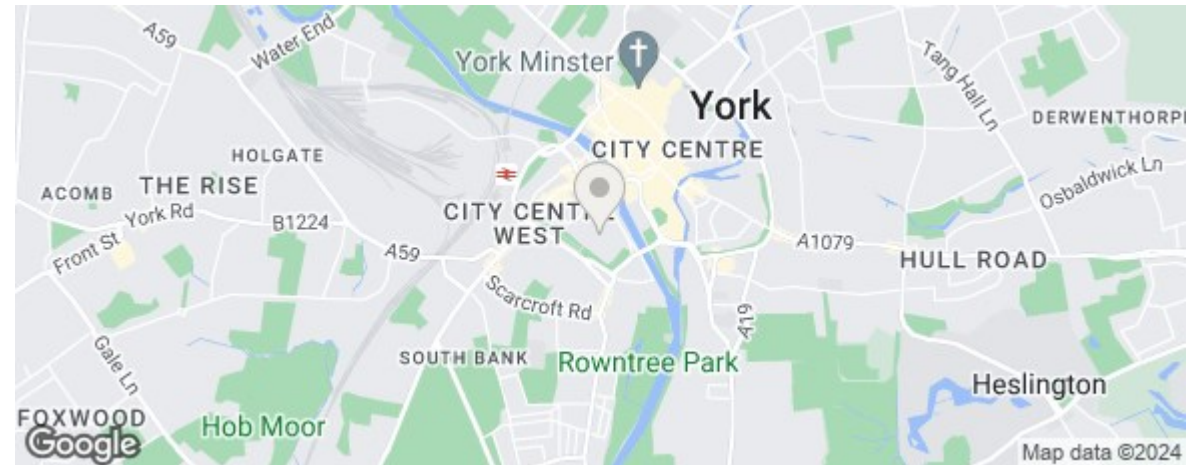






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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England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



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**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.

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