



P
Permit holder's
space
630
or 7
10 mins
No return within
1 hour

HUDSON
MOODY

30 Hambleton Terrace, York YO31 8JJ

A Charming bay and forecourt style Victorian terrace located off Haxby road which has been tastefully restored and updated. The property is in easy reach of the city centre, York Hospital and the outer ring road.

- Two Bedroom Victorian Terrace with Bay and Forecourt
- Large Upstairs Bathroom
- Tiled Entrance Hall
- Two Reception Rooms
- Electric Underfloor Heating to Hallway, Dining Room and Kitchen
- Double Glazed Sliding Sash Windows
- Retained Original Features Throughout
- Column Radiators Throughout
- Pretty South Facing Rear Court Yard
- No Onward Chain

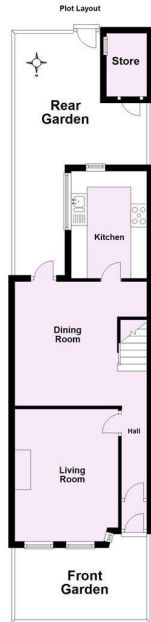
Guide Price £350,000

Tenure: Freehold

Council Tax Band: B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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