



HUDSON
MOODY

15 Rosebery Street, York YO26 4YX

A Victorian MID-TERRACED PROPERTY with TWO DOUBLE BEDROOMS AND LOFT CONVERSION, situated in the Leeman Road/Water End area of York. The house, which is offered to the market with no onward chain, does require a programme of renovation and modernisation.

- Traditional Victorian Terraced Cottage
- Kitchen. Sitting Room
- Ground Floor Bathroom
- Two First Floor Double Bedrooms
- Loft Conversion
- Rear Courtyard
- On Street Parking Available
- Pleasant Riverside Walks into York.
- No Onward Chain.
- Full of Potential for First Time Buyers or Developers

Guide Price £185,000

Tenure: Freehold

Council Tax Band: A

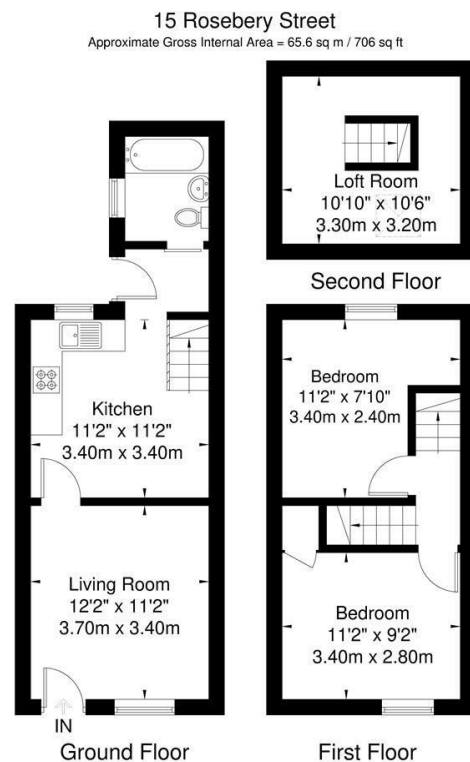


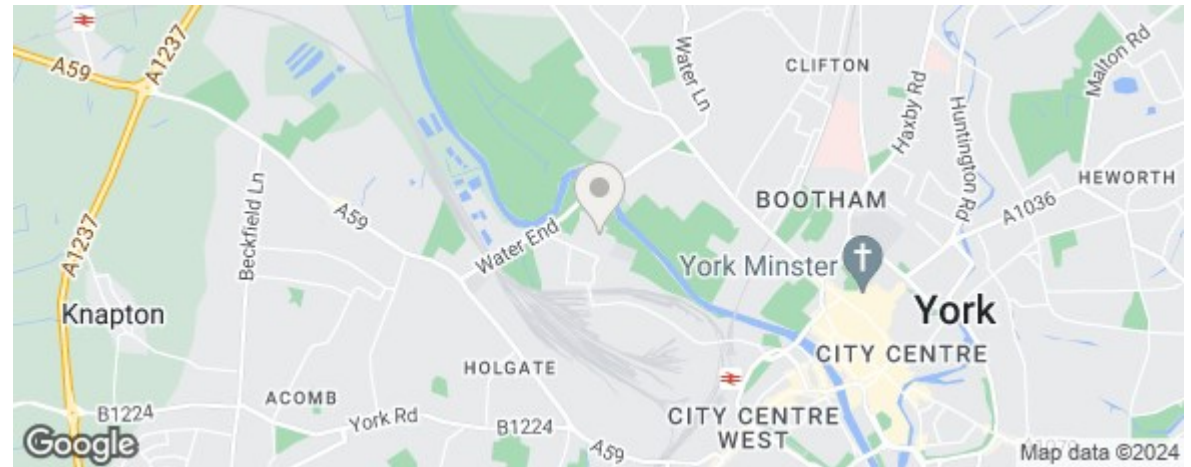
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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