



HUDSON
MOODY

39 Nunmill Street, York YO23 1NT

A two bedroom, bay fronted period terrace home, situated in a highly desirable area just off Scarcroft Road within walking distance of York city centre and the train station

- Fourcourted Period Terrace Home
- Living Through Dining Room
- Kitchen with Space for Appliances
- Two Double Bedrooms
- First Floor Bathroom
- Good Sized Courtyard with Outdoor Store and WC
- Highly Desirable Location
- Excellent Local Schools
- Close to Rowntree Park, York Train Station and The City Centre
- No onward Chain

Guide Price £375,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 83.8 sq. metres (902.3 sq. feet)

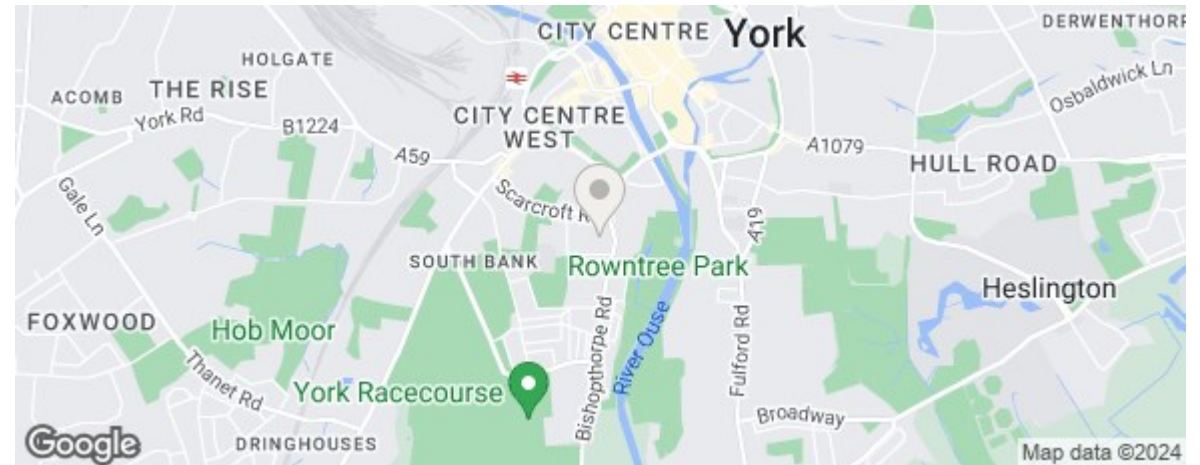
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com