



HUDSON
MOODY

191 Hull Road, York YO10 3JY

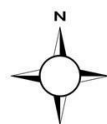
The opportunity to purchase a spacious and updated MID TERRACE HOUSE with front and rear gardens, situated along Hull Road, within easy reach of The University of York, A64 and York city centre.

- Spacious Mid Terraced House
- Driveway With Parking For Three Cars
- Open Plan Dining Room and Fitted Kitchen
- Three Double Bedrooms
- Modern House Bathroom
- Spacious Lounge
- Long Lawned Garden to Rear
- Convenient Location
- Offered With No Chain
- Easy Access to A64 and York City Centre

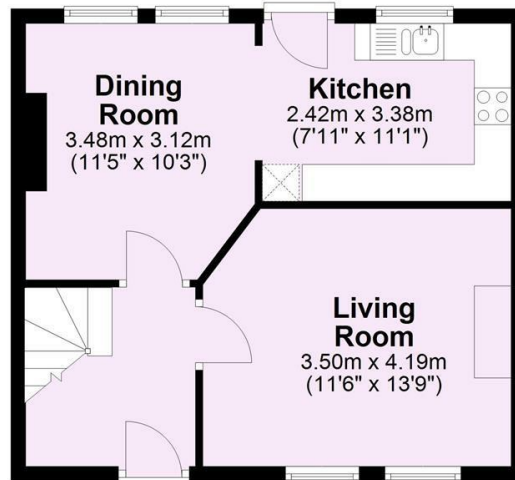
Guide Price £315,000

Tenure: Freehold

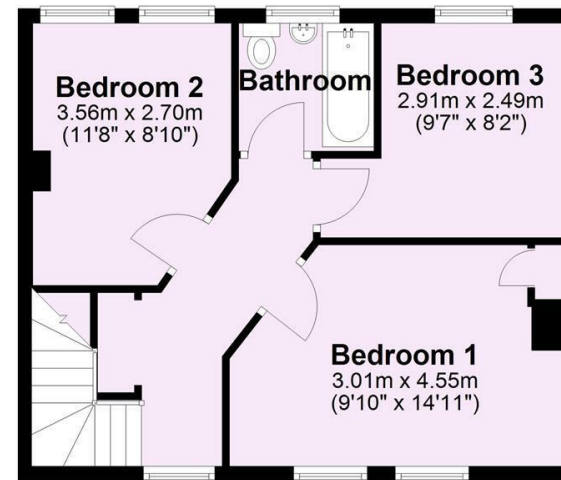
Council Tax Band: B



Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)



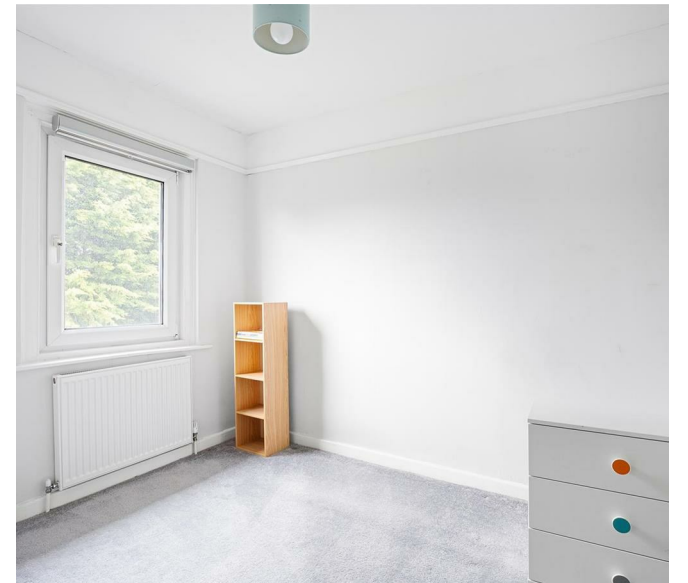
First Floor
Approx. 43.5 sq. metres (468.0 sq. feet)

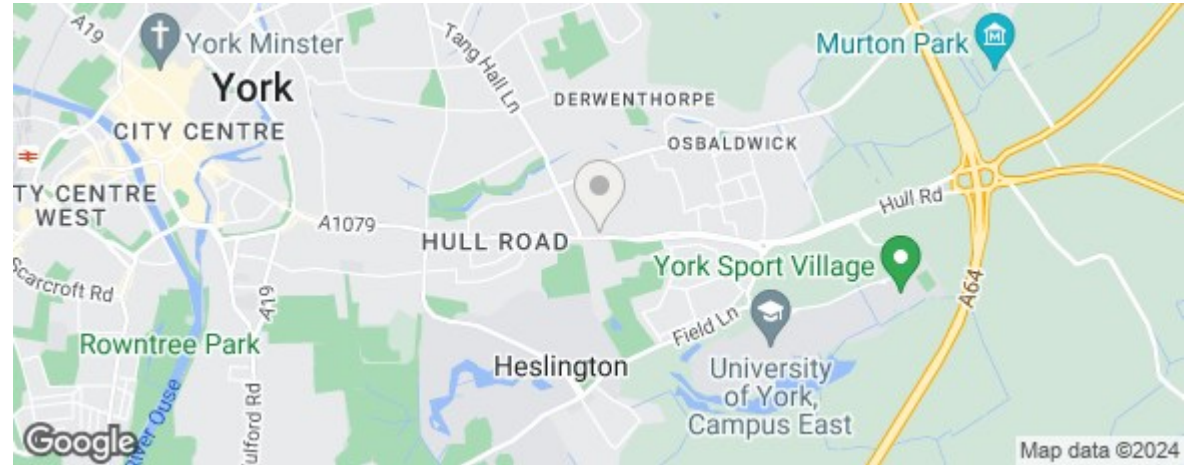


Total area: approx. 83.2 sq. metres (895.4 sq. feet)

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			83
(69-80) C		66	
(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