



HUDSON  
MOODY

46 Aldwark, York YO1 7BU



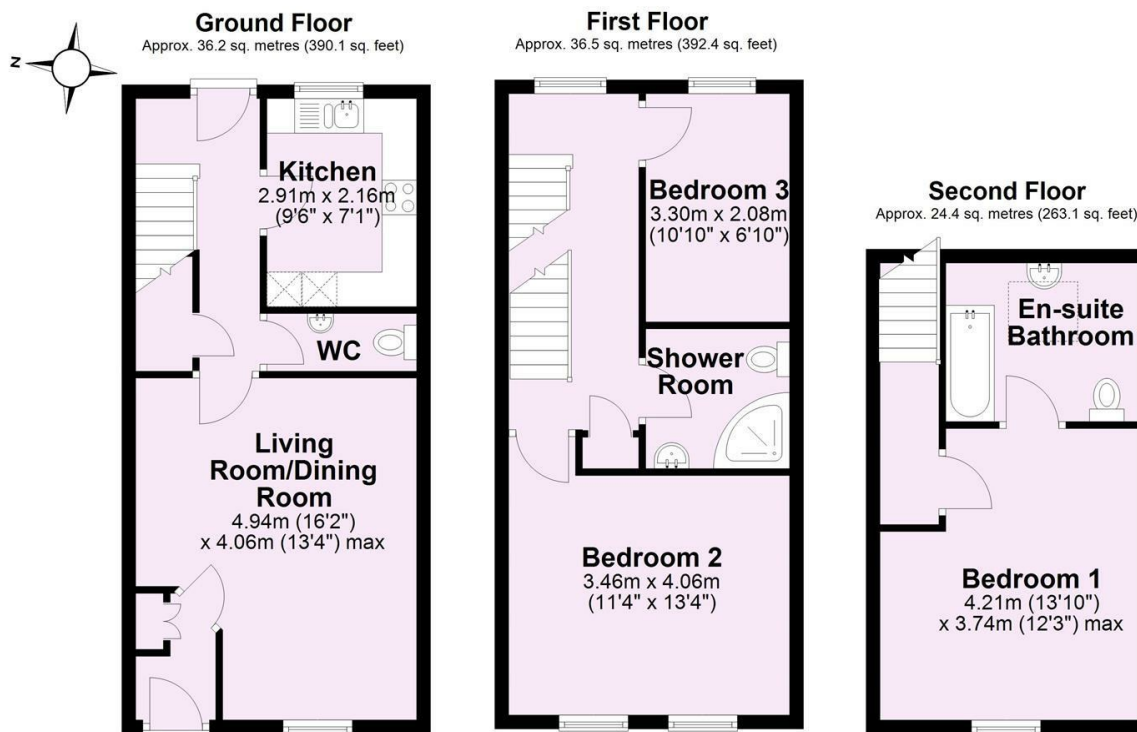
A charming, spacious three bedroom mid-terrace townhouse, benefitting from a delightful courtyard garden and separate, private garage. Situated in the highly desirable area of Aldwark, within the historic city walls, with restaurants, shops and cafe's all a stone throw away.

- Charming Period Townhouse Arranged Over Three Floors
- Living dining Room with Gas Fire
- Kitchen with Integral Appliances and Ground Floor WC
- Two First Floor Bedrooms
- Second Floor Master Suite with Bathroom
- Family Shower Room
- Delightful Courtyard Garden
- Shared access Private Courtyard Leading to a Single Garage
- Notably one of the most Envidable Areas of York
- A short Walk to The Minster, Restaurants, Cafe's and Independent Shops

**Guide Price £550,000**

**Tenure: Freehold**

**Council Tax Band: E**



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

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



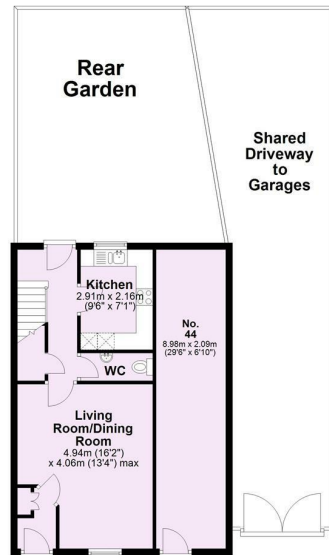








Plot Layout

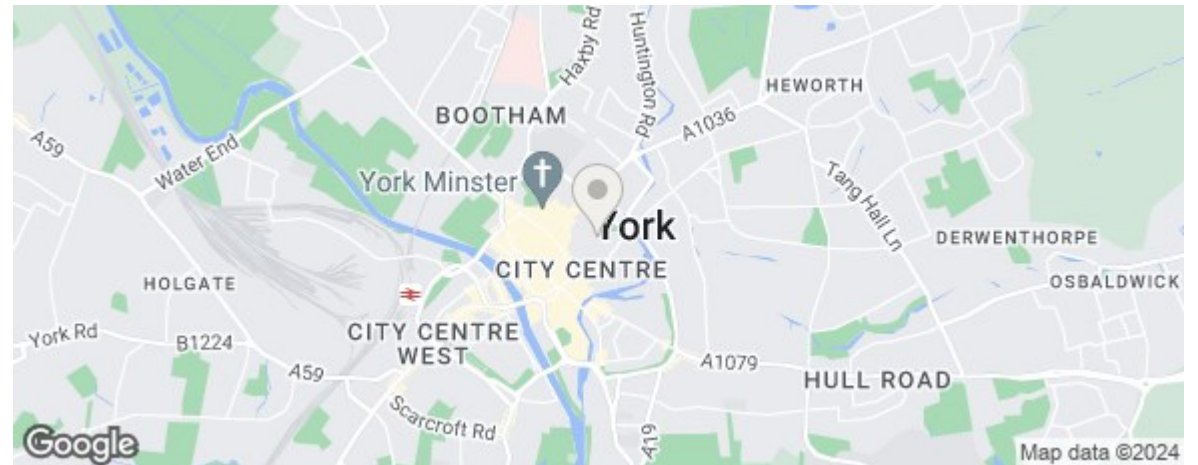


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#### Energy Efficiency Rating

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

Current: 67  
Potential: 84



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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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