



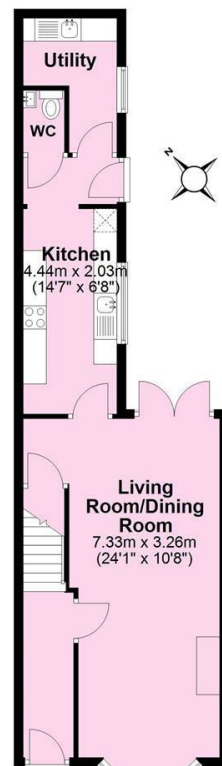
HUDSON
MOODY

50 Nunthorpe Road, York YO23 1BW

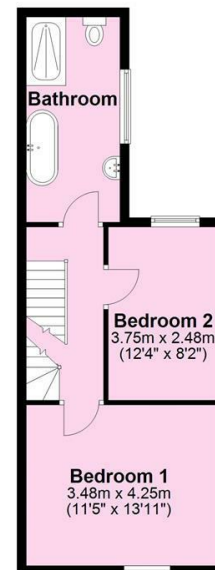
A beautifully presented larger than average THREE BEDROOM PERIOD END TERRACE with enclosed courtyard gardens, situated in an excellent location close to local shops and services on BISHOPTHORPE ROAD and within walking distance of York railway station.

- Superbly Presented End Terrace, Arranged Over Three Floors
- Open Plan Living and Dining Room
- Excellent Modern Kitchen
- Utility Room and Ground Floor WC
- Two First Floor Double Bedrooms
- Impressive House Bathroom with 4 Piece Suite
- Large Second Floor Bedroom with WC and Wash Basin
- Enclosed Front and Rear Courtyard Gardens
- On Street Parking Available
- Envious Location Close to Bishopthorpe Road

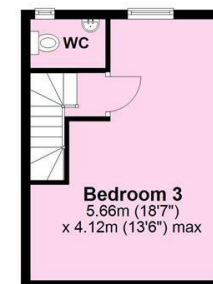
Ground Floor
Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.6 sq. feet)



Second Floor
Approx. 22.9 sq. metres (246.8 sq. feet)



Total area: approx. 110.0 sq. metres (1184.4 sq. feet)

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

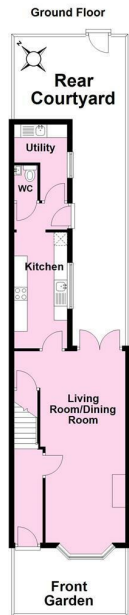
Offers Over £400,000

Tenure: Freehold

Council Tax Band: C

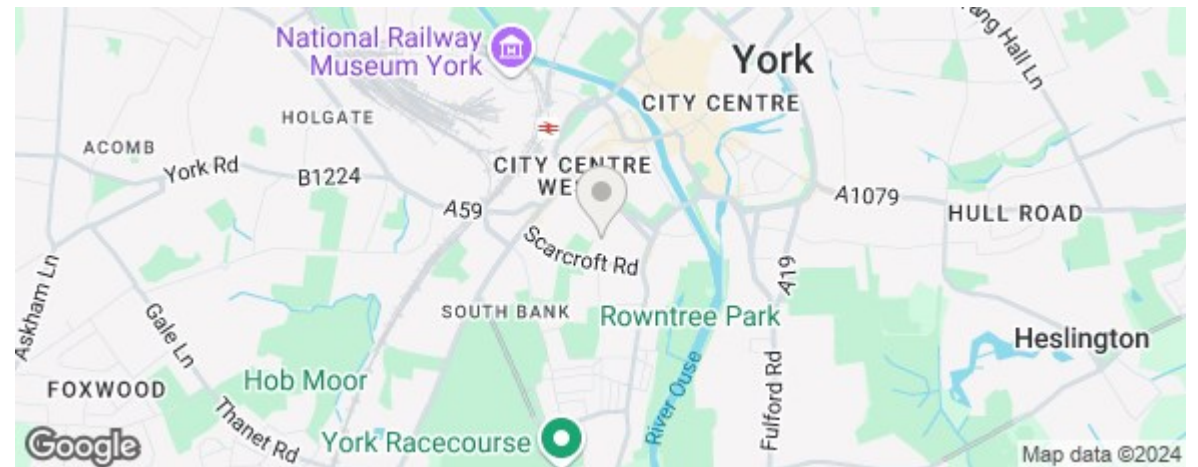






For Illustrative Purposes Only - Not to Scale
Plan produced using Planity

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	84
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