



HUDSON
MOODY

39 Bismarck Street, York YO26 4XY

*** VIEWING ADVISED *** A charming period terrace with quirky characteristics that has been tastefully modernised to create a first floor bathroom and second double bedroom in the loft conversion.

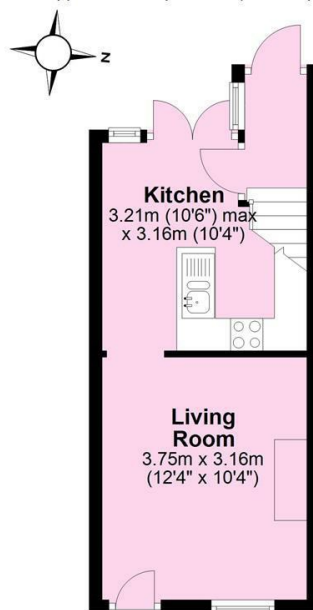
- Two Bedroom Period Terrace
- Bright and Spacious Living Room
- Open Plan Kitchen / Diner
- Dining Area with Patio Doors to the Courtyard
- First Floor Double Bedroom
- Family Bathroom
- Loft Conversion Creating an Additional Double Bedroom
- Rear Courtyard with Storage
- 20 Minute Walk to the City Centre
- No Onward Chain

Guide Price £240,000

Tenure: Freehold

Council Tax Band: B

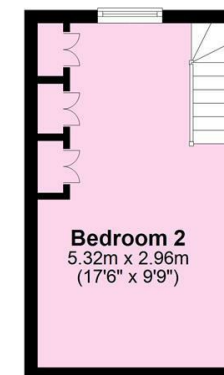
Ground Floor
Approx. 23.3 sq. metres (250.7 sq. feet)



First Floor
Approx. 22.3 sq. metres (240.3 sq. feet)



Second Floor
Approx. 15.8 sq. metres (169.8 sq. feet)



Total area: approx. 61.4 sq. metres (660.8 sq. feet)

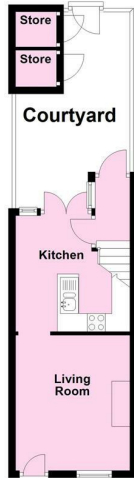
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







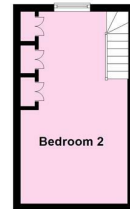
Ground Floor



First Floor



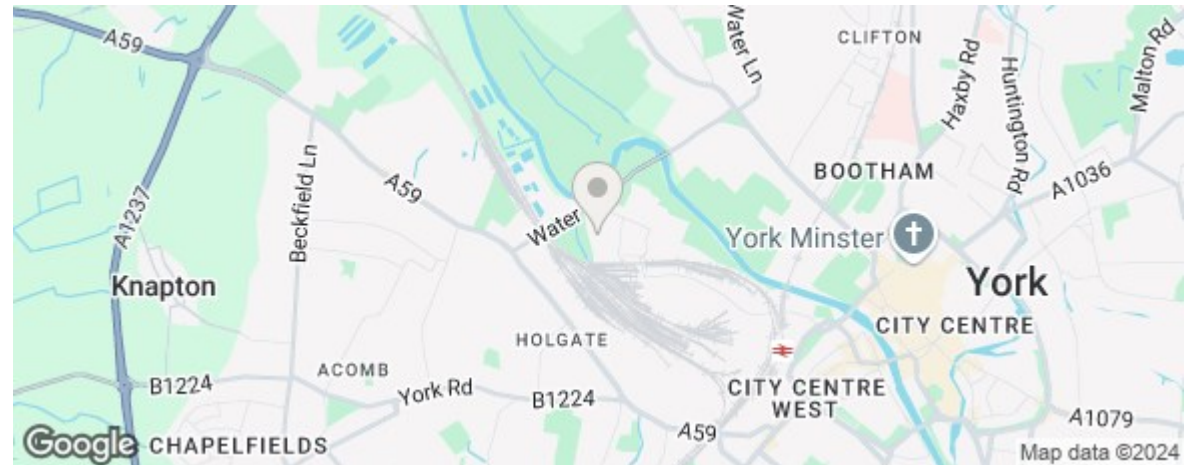
Second Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(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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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.
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