



HUDSON
MOODY

73 Union Terrace, York YO31 7ES

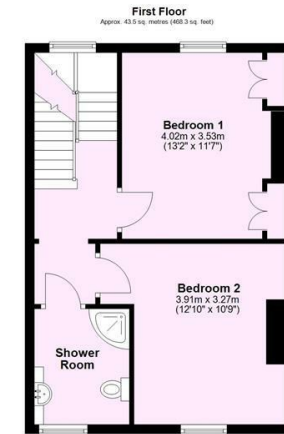
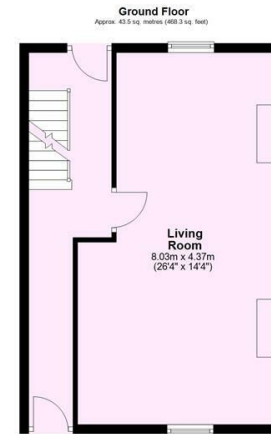
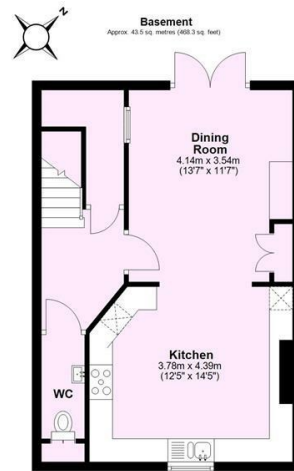
An immaculate four bedroom period townhouse with an enviable west facing garden. Situated within half a mile of York city centre.

- Beautifully presented period home
- Sympathetically restored to a high standard throughout
- Retaining a wealth of attractive period features
- Well-appointed reception room with cast iron and York Stone fireplaces
- Stunning lower ground floor kitchen and dining room leading onto the garden
- Two first floor double bedrooms and family shower room
- Two second floor bedrooms (one with en-suite)
- Generous west facing garden with seating area
- Convenient 15 minute walk to the city centre and railway station
- Local amenities including York hospital, York St John University, local shops, bus service

Guide Price £700,000

Tenure: Freehold

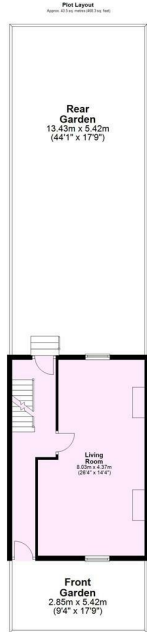
Council Tax Band: E



Total area: approx. 164.3 sq. metres (1768.8 sq. feet)
For Illustrative Purposes Only - Not to scale
Plan produced using PlanIt!







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	



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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.
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