



HUDSON
MOODY

15 George Street, York YO1 9QA

This Victorian Three Bedroom Terrace is in need of modernising, offering potential for the new owners to put their own stamp on it. The property is situated in a convenient location just off Walmgate in York's city centre and is offered to the market with no onward chain.

- Period Grade II Listed Terraced House
- Requires Modernisation
- Two Spacious Reception Rooms
- Fitted Kitchen with Space for Free Standing Appliances
- Ground Floor Bathroom
- Two First Floor Double Bedrooms
- Converted Loft with Double Bedroom
- Rear Courtyard with Timber Shed
- City Centre Location
- Permit Parking Available

Guide Price £375,000

Tenure: Freehold

Council Tax Band: B

15 George Street
Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft



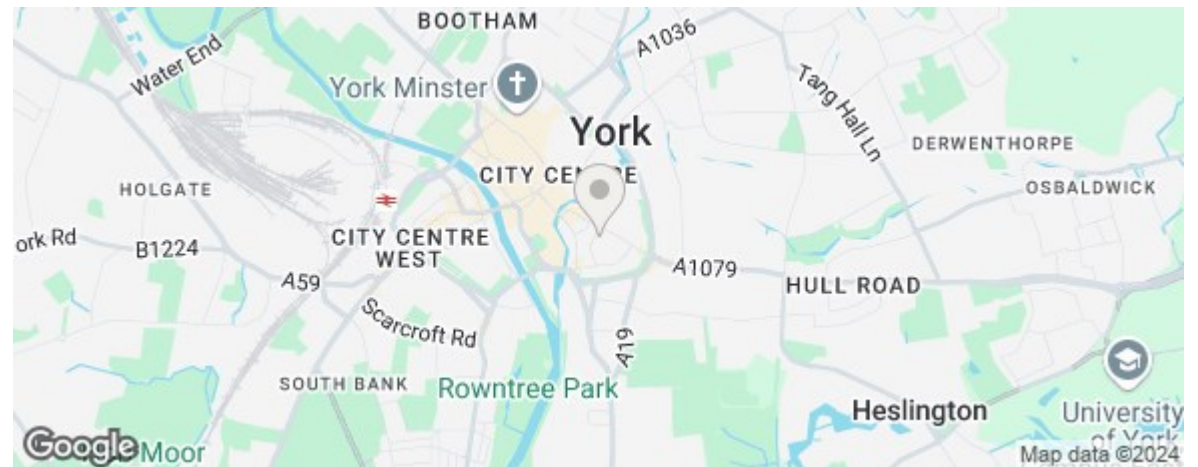
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	79
(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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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.
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