



HUDSON
MOODY

8 Howe Street, York YO24 4NE

A STUNNING TWO BEDROOM TERRACED HOUSE on Howe Street!

This beautiful property offers an extended layout, providing AMPLE LIVING SPACE in a prime location.

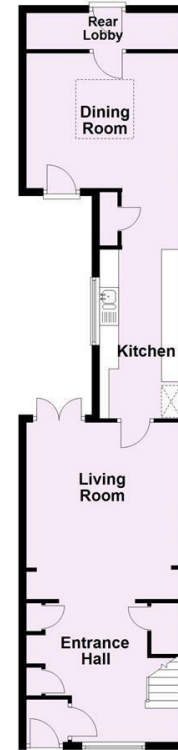
- Immaculately Presented and Extended Terraced House
- Spacious Living Room
- Beautifully Fitted Galley Style Kitchen
- Separate Dining Room with Lantern Roof Light
- Two Generous Double Bedrooms
- Attractive Half Panelled House Bathroom
- Small Office Area and Useful Rear Storage Lobby
- Attractive and Enclosed Courtyard Garden
- On Street Parking Available.
- Close to Acomb Centre

Offers Over £300,000

Tenure: Freehold

Council Tax Band: B


Ground Floor
Approx. 65.5 sq. metres (705.2 sq. feet)

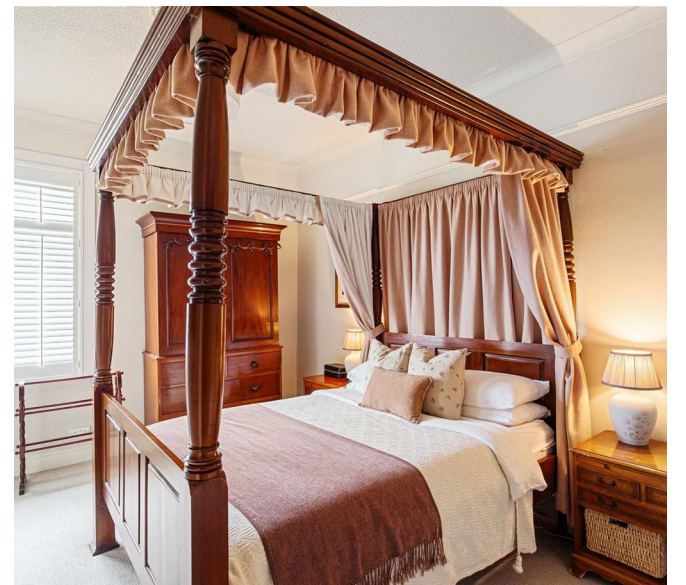


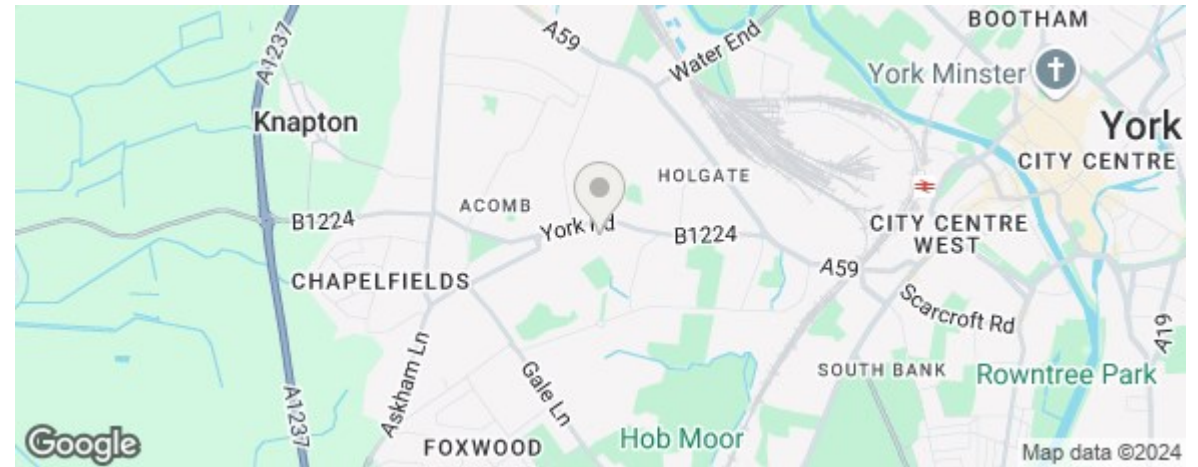
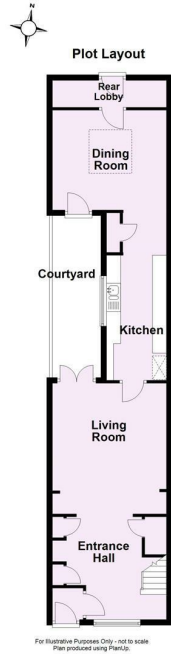
First Floor
Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 111.4 sq. metres (1198.8 sq. feet)
For illustrative Purposes Only - not to scale.
Plan produced using PlanUp.







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			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
			77
		51	
England & Wales		EU Directive 2002/91/EC	

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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