



HUDSON
MOODY

46 Lower Ebor Street, York YO23 1AY

A well presented Victorian terrace that has been modernised throughout and offers excellent open plan accommodation to the ground floor with bathroom, whilst to the first floor there are two generous bedrooms, one with an en-suite shower room.

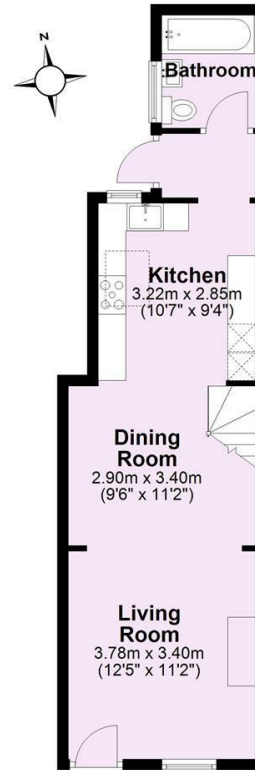
- Tastefully Updated Victorian Terraced House
- Close to York City Centre
- Contemporary Open Plan Living Accommodation
- Fitted Kitchen with Integrated Appliances
- Ground Floor Bathroom
- Two Double Bedrooms, Master with En-Suite
- Rear Courtyard
- Nearby Riverside Walks to Rowntree Park and City Centre
- Local Shops and Services on Bishopthorpe Road
- Offered with No Onward Chain

Guide Price £350,000

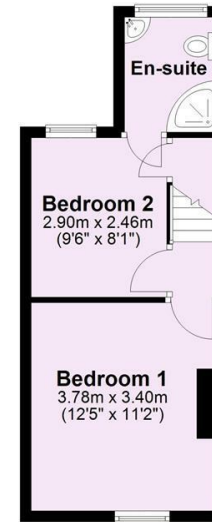
Tenure: Freehold

Council Tax Band:

Ground Floor
Approx. 38.3 sq. metres (412.3 sq. feet)



First Floor
Approx. 26.7 sq. metres (287.9 sq. feet)

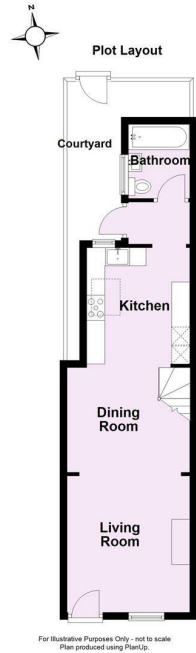


Total area: approx. 65.0 sq. metres (700.2 sq. feet)

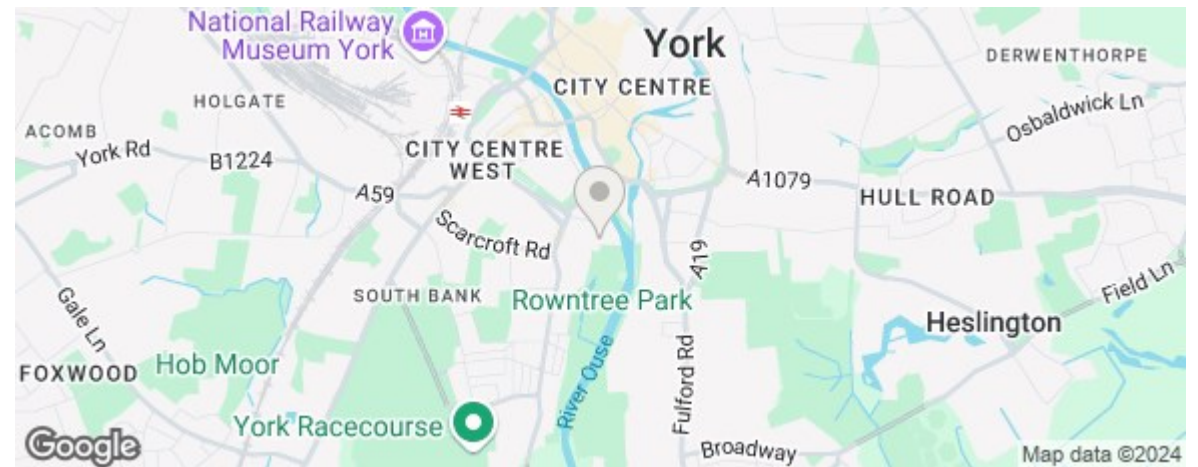
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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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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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com