



**HUDSON  
MOODY**

**69 Beaconsfield Street, York YO24 4NB**

A beautifully presented THREE BEDROOM PERIOD TERRACE. Situated in the sought after area of Acomb lying to the West of York, providing easy access to York city centre and the ring road

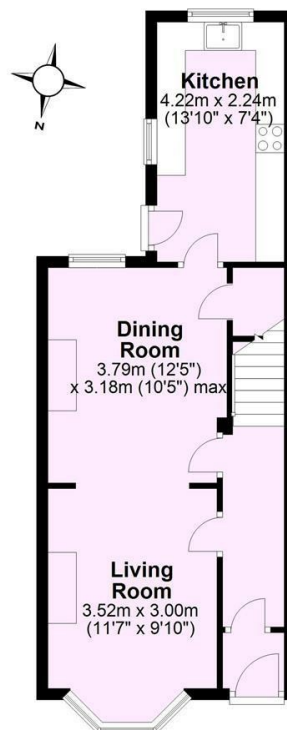
- Bay Fronted Terrace Home
- Attractive Period Features Throughout
- Open Plan Living and Dining Room
- Modern Shaker Style Kitchen
- Two First Floor Double Bedrooms
- Spacious Family Bath and Shower Room
- Second Floor Double Bedroom with Eaves Storage
- South Facing Decked Rear Courtyard and Storage Areas
- On Street Parking Available
- Excellent Local Shops and Facilities Nearby

**Guide Price £325,000**

**Tenure: Freehold**

**Council Tax Band: B**

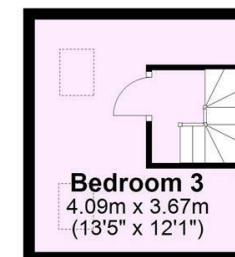
**Ground Floor**  
Approx. 40.9 sq. metres (440.5 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.1 sq. feet)

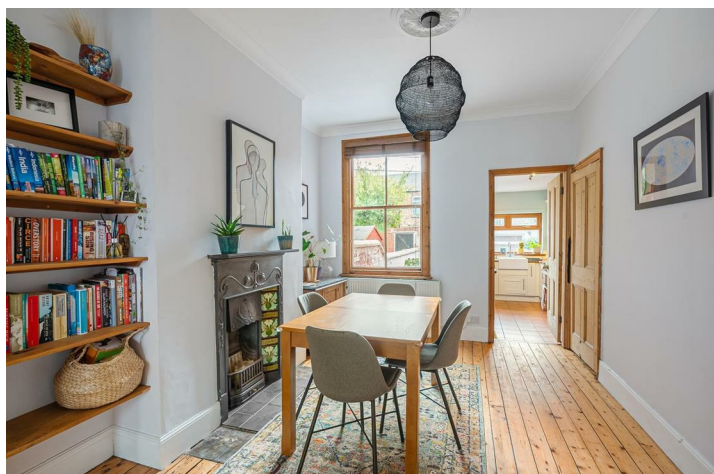


**Second Floor**  
Approx. 15.0 sq. metres (161.6 sq. feet)

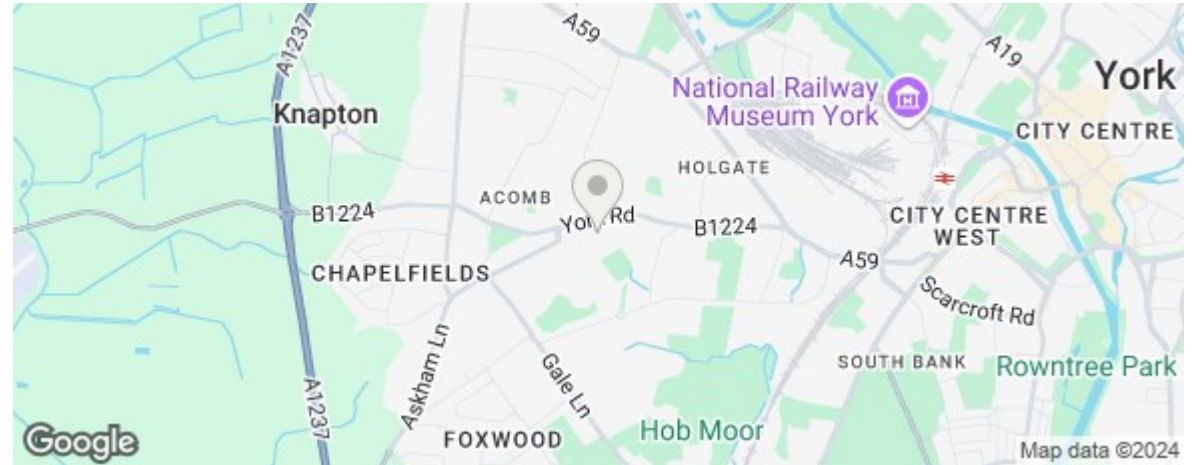


Total area: approx. 96.5 sq. metres (1038.2 sq. feet)

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			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**