



**HUDSON
MOODY**

1 Stanley Street, York YO31 8NW

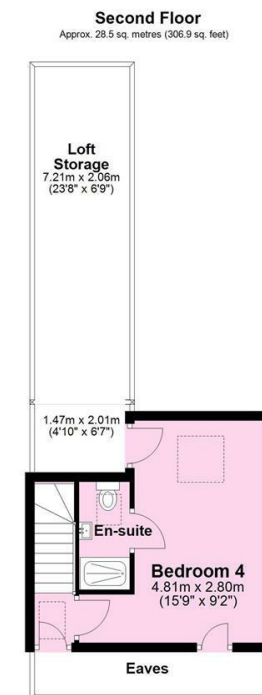
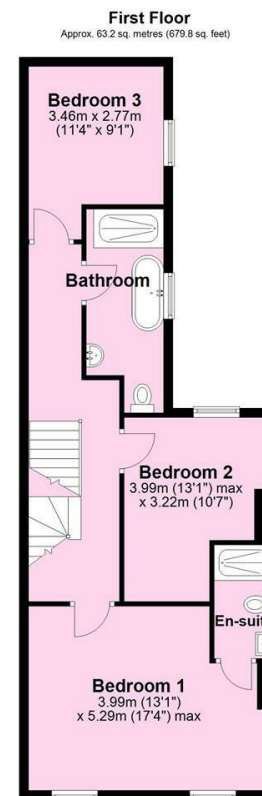
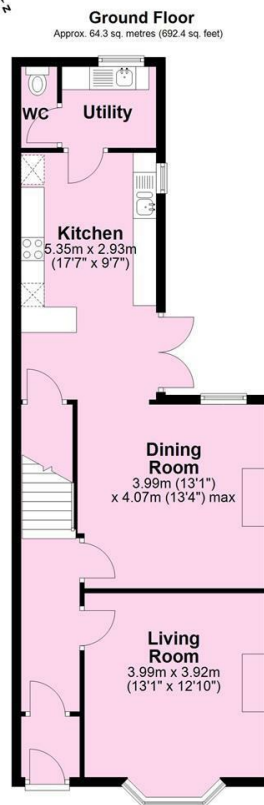
An elegant and substantial Victorian end townhouse, offering over 1,670 sq ft of versatile living space. Ideally situated near York city centre, York District Hospital, and the Railway Station, this home offers the rare advantage of off-street parking.

- Sympathetically Updated
- Many Period Features
- Living Room
- Open Plan Dining Room and Kitchen. Separate Utility and WC
- Master Bedroom with En-Suite Shower Room
- Three Double Bedrooms and House Bathroom
- Second Floor Attic Bedroom with En-Suite Shower Room
- Ample Eaves and Loft Storage
- Charming Enclosed Rear Courtyard Garden.
- On Street Permit Parking Available

Guide Price £550,000

Tenure: Freehold

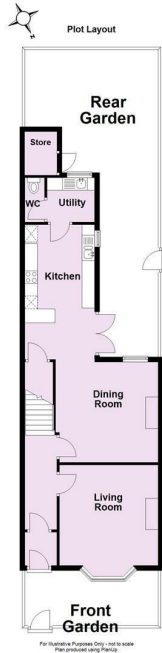
Council Tax Band: D



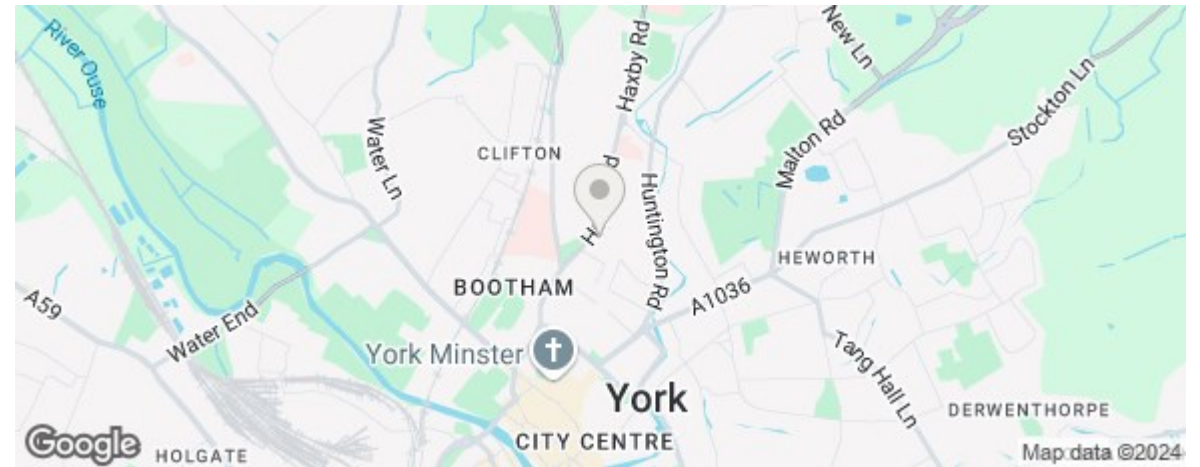
Total area: approx. 156.0 sq. metres (1679.1 sq. feet)







| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 64 | |
| (55-68) D | | | |
| (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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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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