



HUDSON
MOODY

83 Nunnery Lane, York YO23 1AH

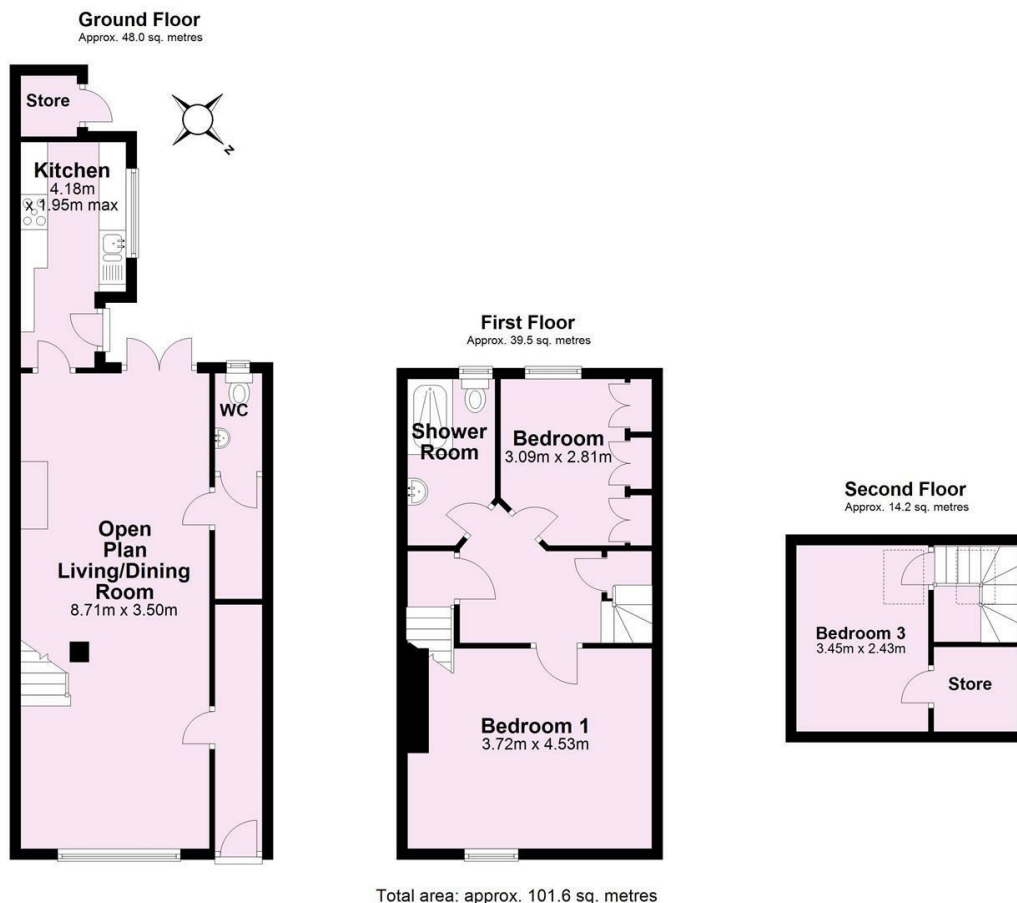
A superbly presented PERIOD TERRACED HOUSE situated in an ideal location close to an excellent range of shops on Bishopthorpe Road and within easy reach of the railway station and York city centre. The property offers surprisingly spacious accommodation with three bedrooms and open plan living areas.

- Charming Period Townhouse
- Open Plan Living and Dining Room
- Galley Style Kitchen with Appliances
- Two First Floor Bedrooms
- Immaculate Shower Room
- Spacious Attic Bedroom
- Attractive Rear Courtyard
- Nearby Parking Available
- Local Shops on Bishopthorpe Road
- Within Easy Reach of City and Railway Station.

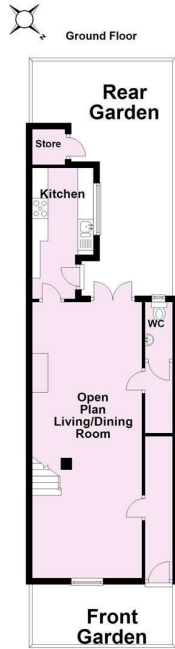
Guide Price £400,000

Tenure: Freehold

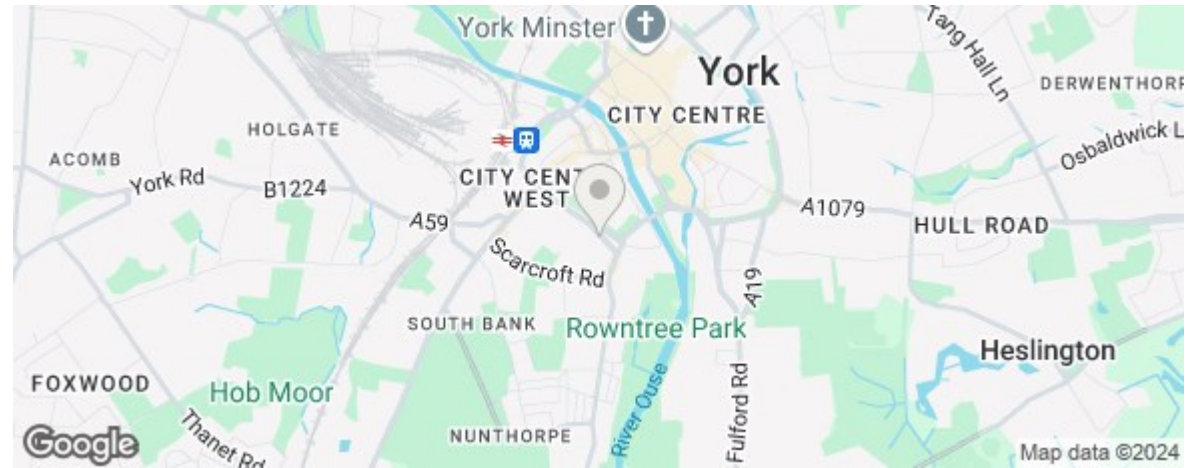
Council Tax Band: B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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