



1 Nelson's Yard Dennis Street, York YO1 9AA

HUDSON
MOODY

An IMPRESSIVE CONTEMPORARY TOWNHOUSE laid out over four floors, situated in the heart of the City of York. This versatile property offers 3 or 4 bedrooms, car port, a small enclosed garden and lies within walking distance of all the shops and amenities this historic city has to offer.

- Executive Townhouse in the City Centre
- Immaculately Presented Contemporary Accommodation
- Ground Floor Garden Room/Bedroom, Shower Room and Separate Utility Room
- Open Plan First Floor Kitchen, Dining Area and Living Room with Balcony
- Second Floor En-Suite Double Bedroom, Single Room/Home Office and Bathroom
- Top Floor Master Suite
- Large Balcony Giving City Views
- Enclosed Parking Area leading to Car Port
- Small Lawned Garden
- City Centre Location

Offers Over £650,000

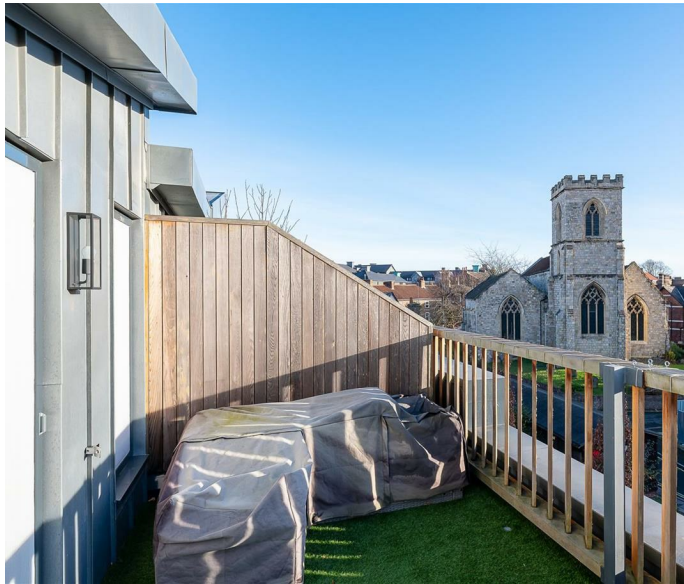
Tenure: Freehold

Council Tax Band: G



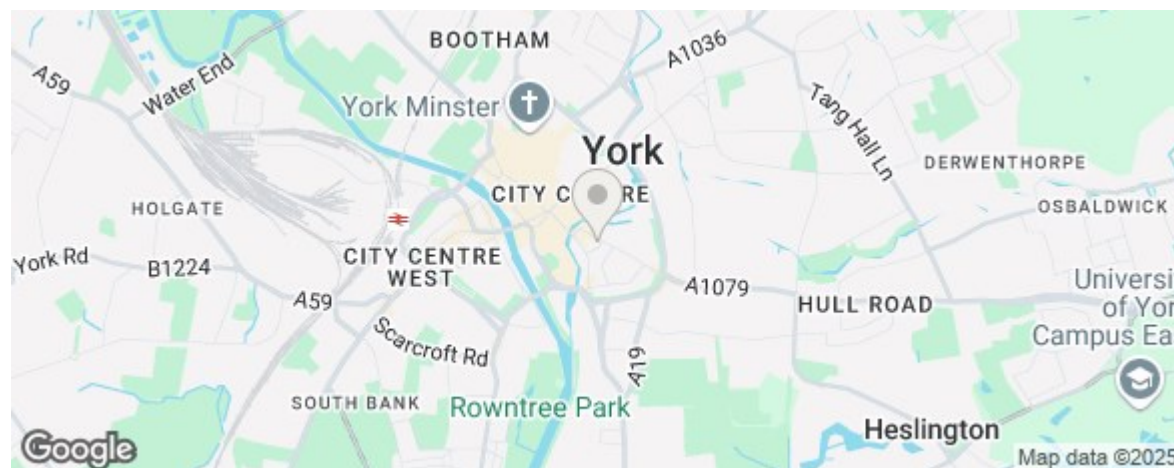
Total area: approx. 127.2 sq. metres (1368.8 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
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