



HUDSON
MOODY

31 Cromer Street, York YO30 6DQ

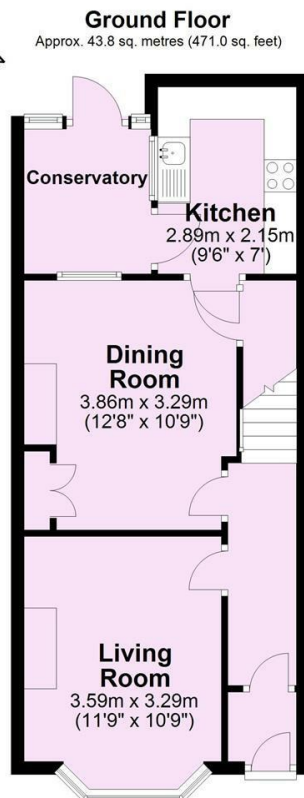
A beautifully presented and tastefully updated VICTORIAN TERRACED HOME boasting ORIGINAL FEATURES THROUGHOUT. The property lies in a convenient location lying in a quiet street to the rear of York District Hospital and is within easy reach of York city centre via Bootham.

- Spacious Two Bedroom Terrace with Forecourt
- Entrance Hall with Original Tiled Flooring
- Bright Living Room with Electric Stove
- Fitted Kitchen and Separate Dining Room
- Two Generous Double Bedrooms
- Modern Bathroom with Separate Shower
- Utility / Porch to the Rear
- South Facing Rear Courtyard with Storage Sheds
- Walking Distance to York City Centre

Offers Over £315,000

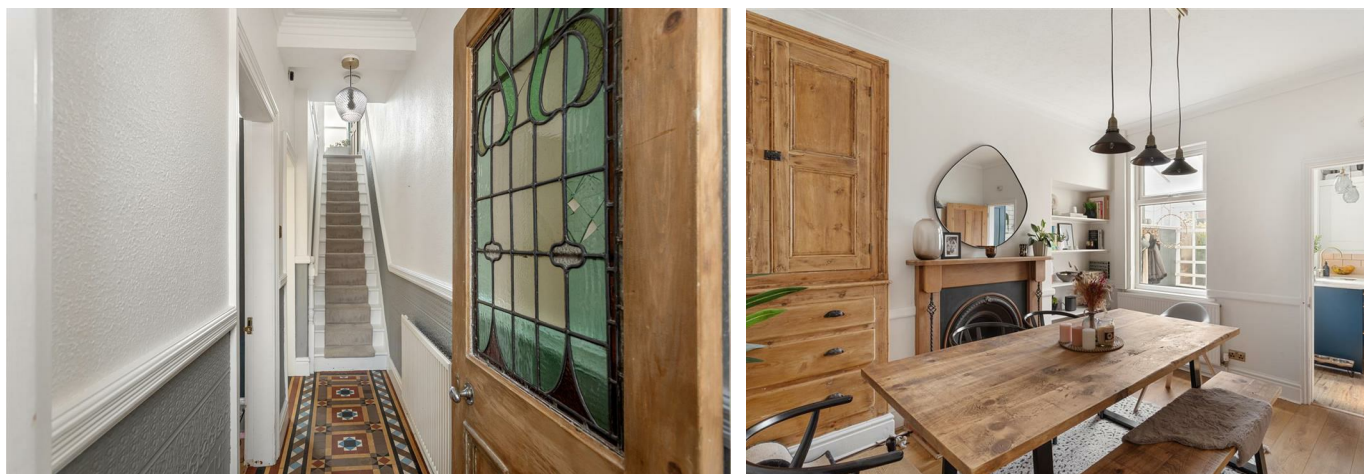
Tenure: Freehold

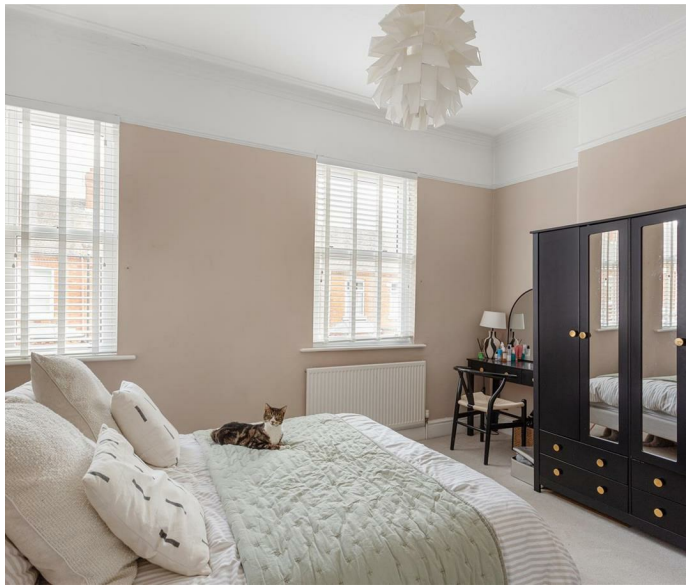
Council Tax Band: B

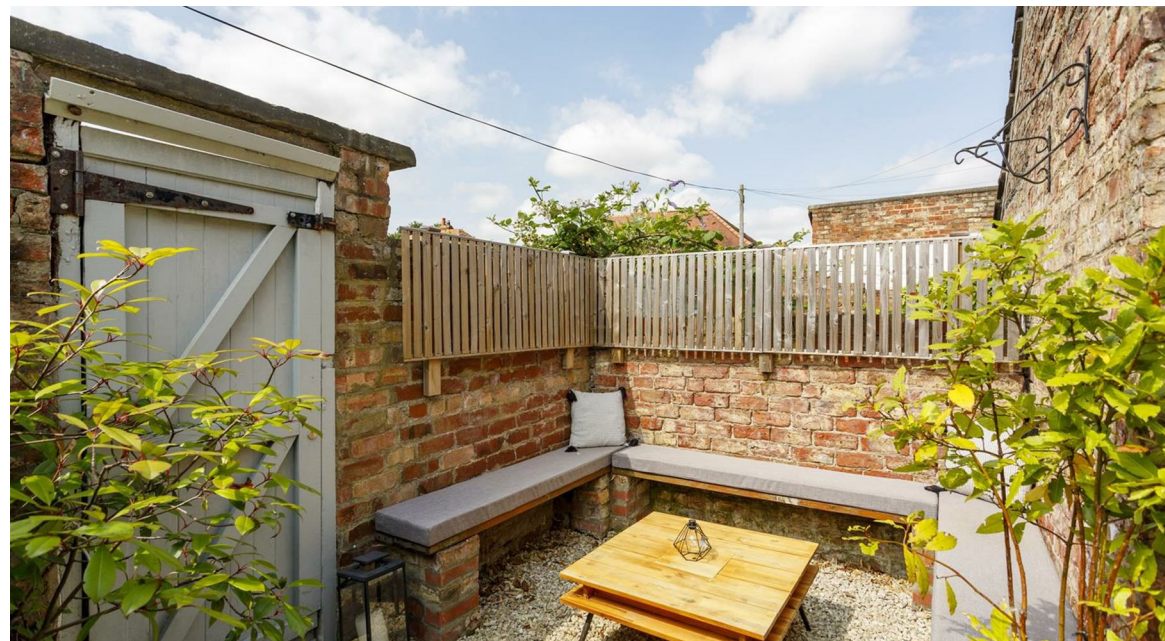


Total area: approx. 82.1 sq. metres (883.3 sq. feet)

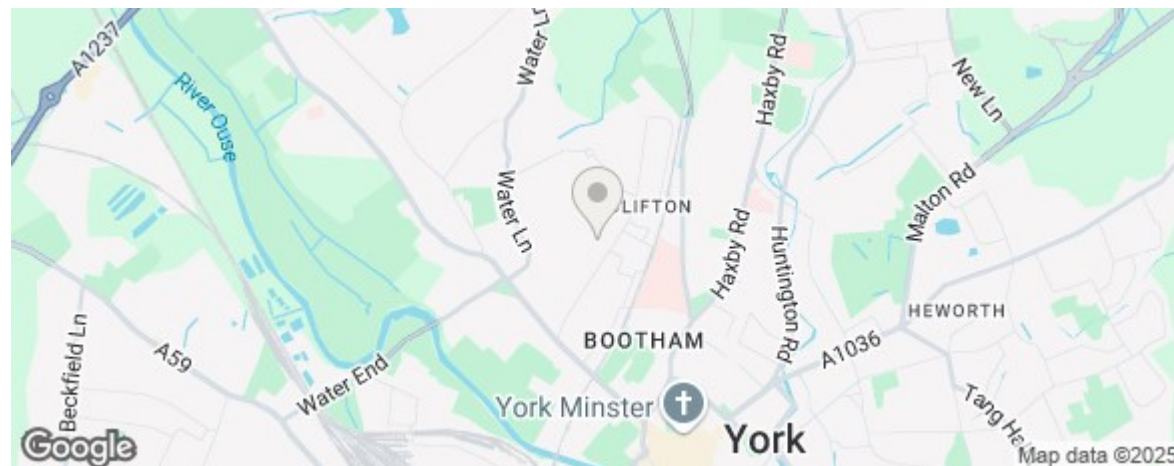
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(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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