



HUDSON  
MOODY

46 Haxby Road, York YO31 8JX

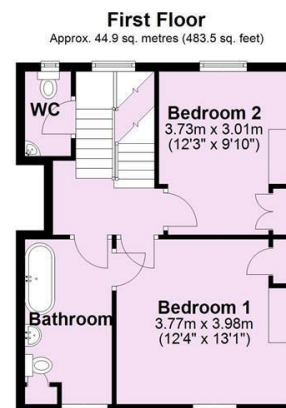
A stunning beautifully presented PERIOD TERRACED HOUSE with FIVE BEDROOMS over three floors enjoying a generous enclosed and lawned garden to the rear. The property has been extensively updated yet retains many attractive period features and provides excellent accommodation throughout.

- An Immaculately Presented Period Terraced Townhouse
- Updated to a Very High Standard
- Separate Sitting Room
- Impressive Extended Kitchen and Family Room
- Bi Folding Doors onto Terrace and Private Lawned Rear Garden
- Ground Floor Shower Room
- Two First Floor Double Bedrooms. House Bathroom. Separate WC.
- Two Second Floor Double Bedrooms & Smaller Bedroom
- Lawned Gardens with Brick Storage Shed
- Double Glazed Sash Style Windows

**Offers Over £650,000**

**Tenure: Freehold**

**Council Tax Band: D**



Total area: approx. 157.9 sq. metres (1699.1 sq. feet)

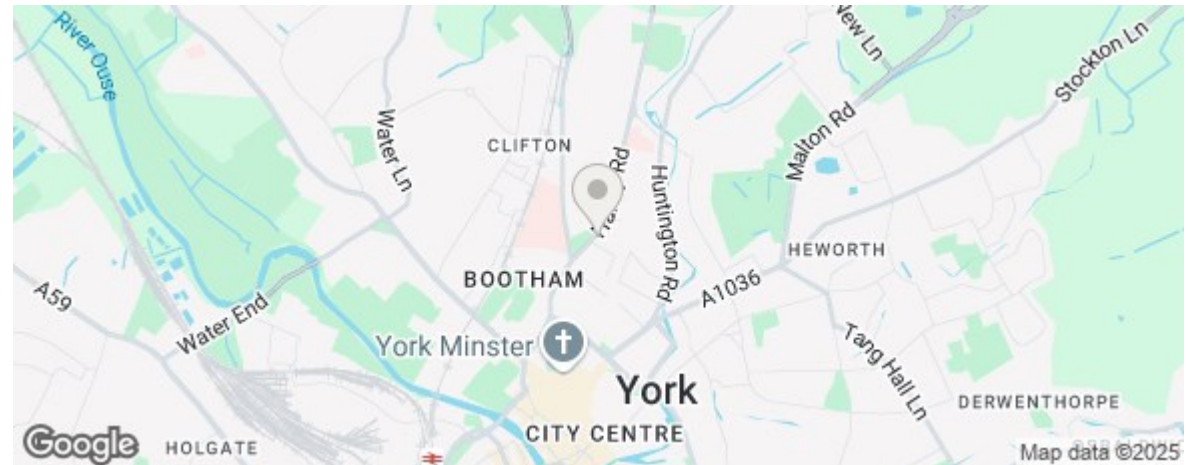
For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.
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