



HUDSON
MOODY

57 Martins Court, York YO26 4WS

Situated within an attractive modern development just off Leeman Road, is this beautifully presented three storey townhouse providing **FOUR BEDROOMS**. The development offers easy access to York city centre and the railway station.

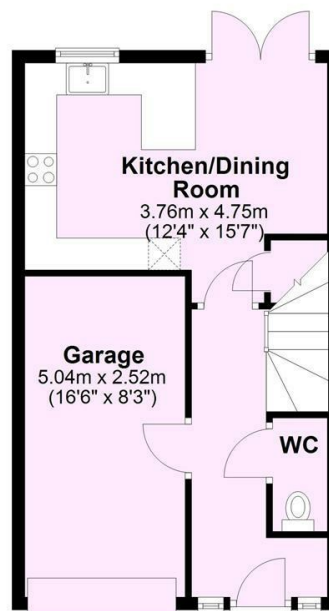
- Impressive Three Storey Townhouse
- Convenient Location Near York City Centre
- Dining Kitchen
- First Floor Sitting Room and Master Bedroom
- Second Floor
- Double and Two Single Bedrooms
- House Bathroom
- Integral Garage and Parking
- West Facing Garden

Guide Price £375,000

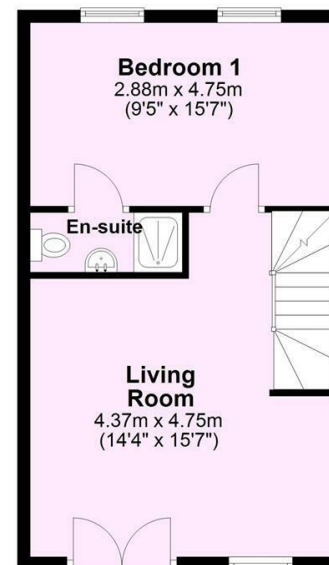
Tenure: Freehold

Council Tax Band: D

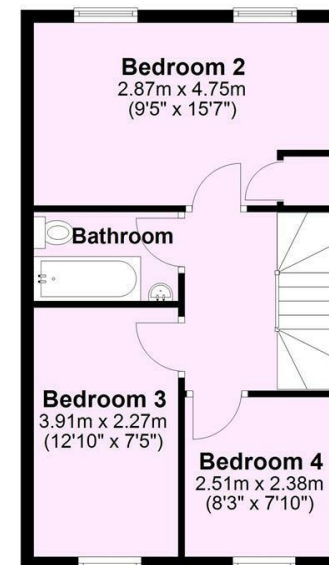
 **Ground Floor**
Approx. 39.8 sq. metres (428.5 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.5 sq. feet)



Second Floor
Approx. 39.8 sq. metres (428.5 sq. feet)



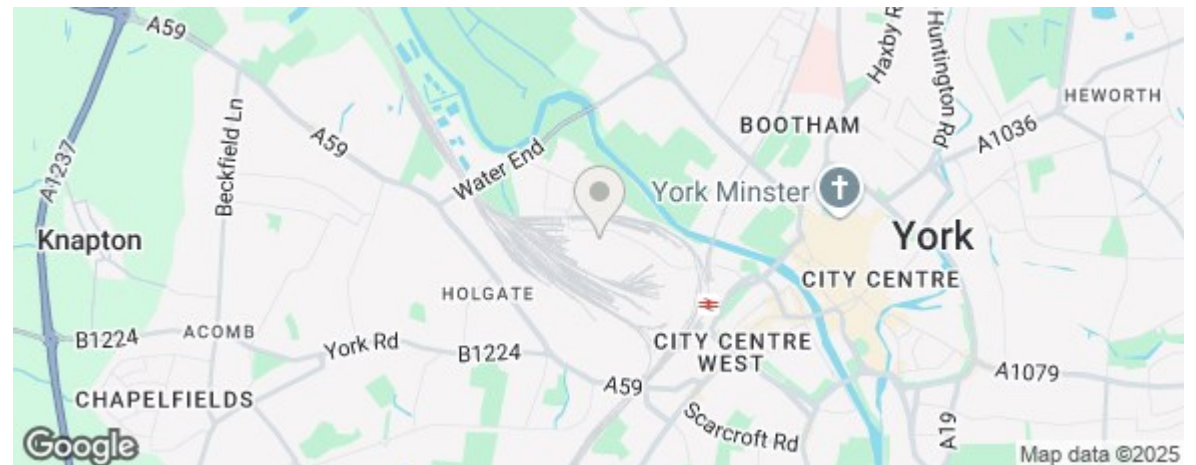
Total area: approx. 119.4 sq. metres (1285.4 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	65		
(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

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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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