



HUDSON
MOODY

35 Alma Terrace, York YO10 4DL

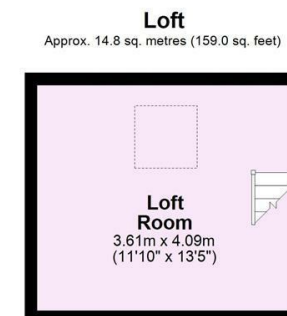
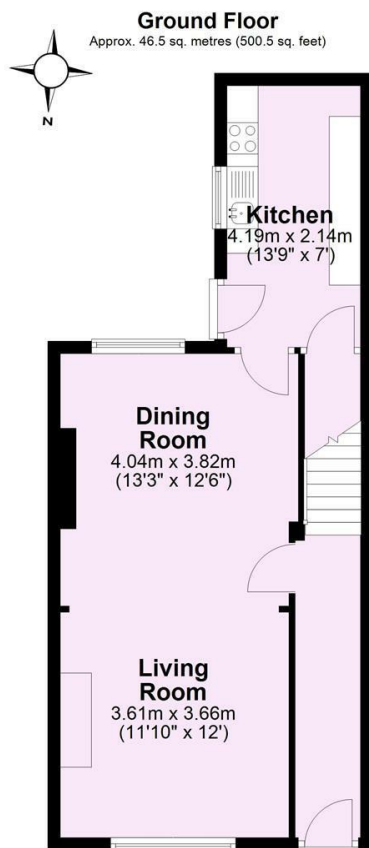
A charming spacious mid-terrace with forecourt, situated on the sought after Alma Terrace that lies just off Fulford Road in the Fishergate area, enjoying riverside walks into the city centre. The house has been sympathetically updated to suit the modern lifestyle yet retains period features such as stripped pine doors and an original fireplace in one bedroom. The house is offered to the market with no onward chain.

- Traditional Mid Terraced House
- Desirable Location near Local Shops and Riverside Walks
- Open Plan Living and Dining Room
- Spacious Kitchen with Appliances and Breakfast Bar
- Master Bedroom with Original Fireplace
- Second Double Bedroom
- Modern Bathroom with Corner Shower
- Rear Courtyard with Workshop/Potential Additional Living Accommodation
- On-Street Permit Parking
- No Onward Chain

Guide Price £400,000

Tenure: Freehold

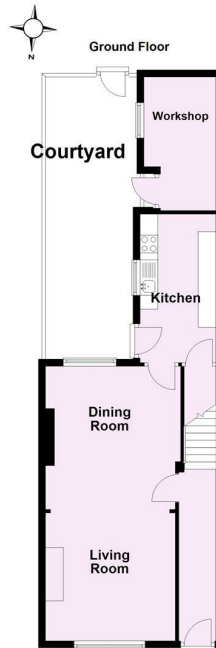
Council Tax Band: C



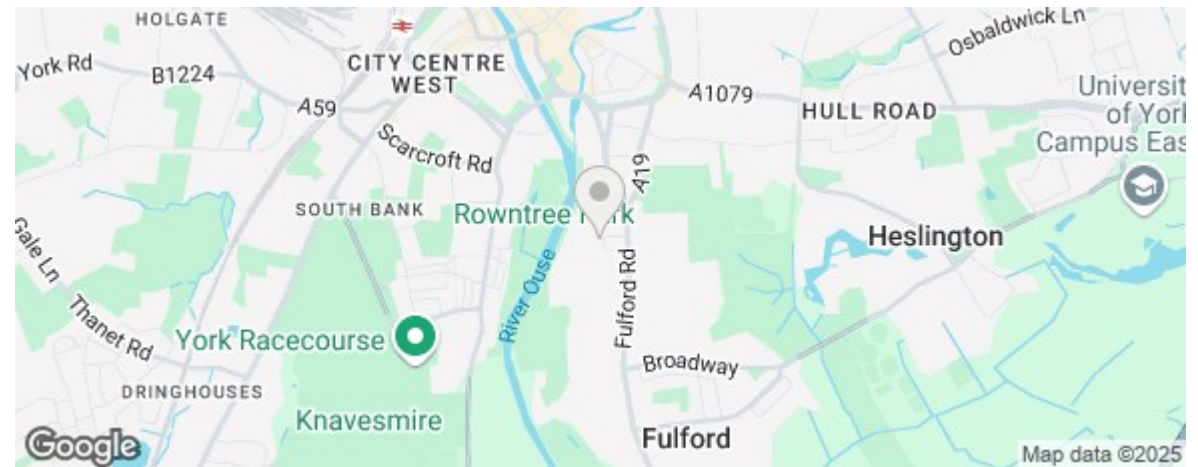
Total area: approx. 108.1 sq. metres (1164.1 sq. feet)







| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 75 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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.

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