



8 Dewsbury Terrace, York YO1 6HA

HUDSON
MOODY

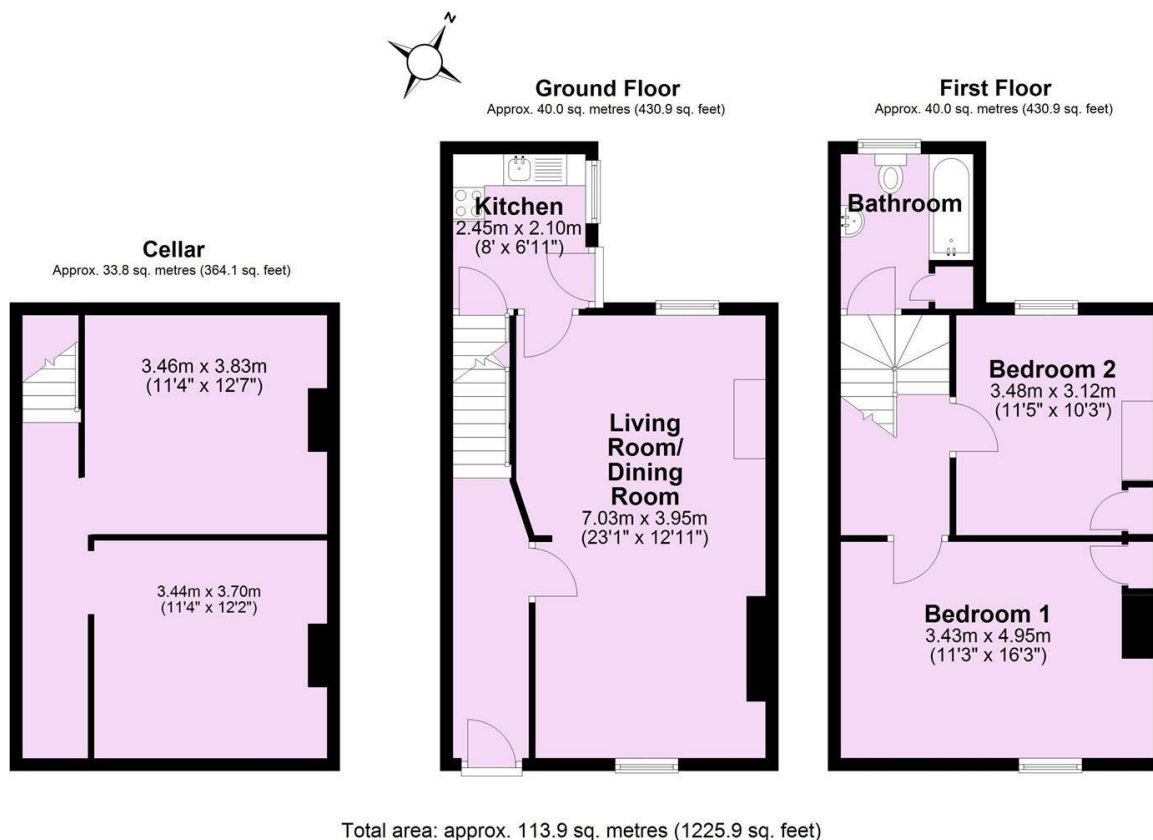
A most attractive larger style VICTORIAN TERRACED HOUSE situated in an enviable and quiet location just inside York's city walls, close to Nunnery Lane/Bishophill Conservation area and provides easy access to the railway station, city centre and a vibrant range of nearby local shops and restaurants on Bishopthorpe Road and Micklegate.

- Attractive Victorian Terraced House
- Excellent Location
- Period Features
- Open Plan Living and Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- House Bathroom
- Two Cellar Rooms
- Spacious Forecourt and Rear Courtyard
- On Street Permit Parking Available to Front

Offers In Excess Of £400,000

Tenure: Freehold

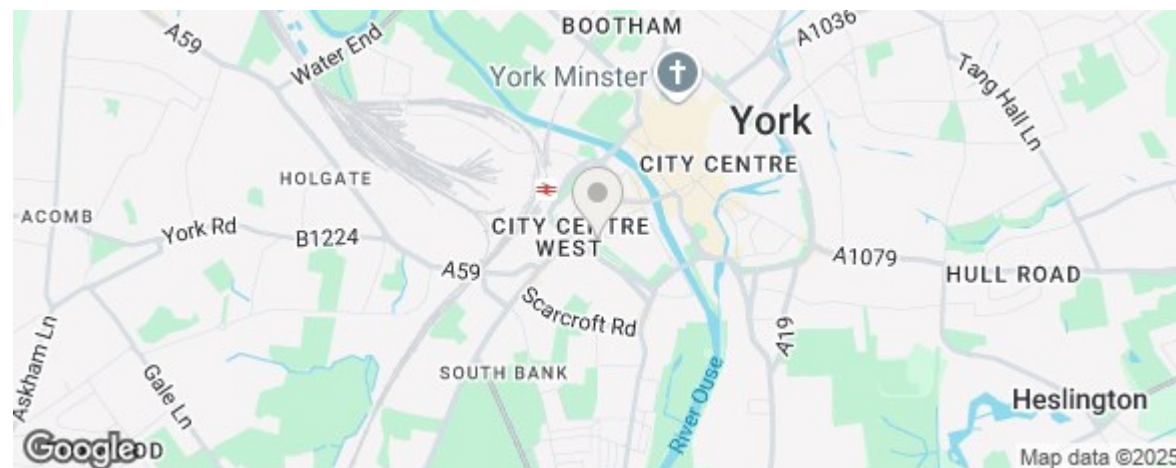
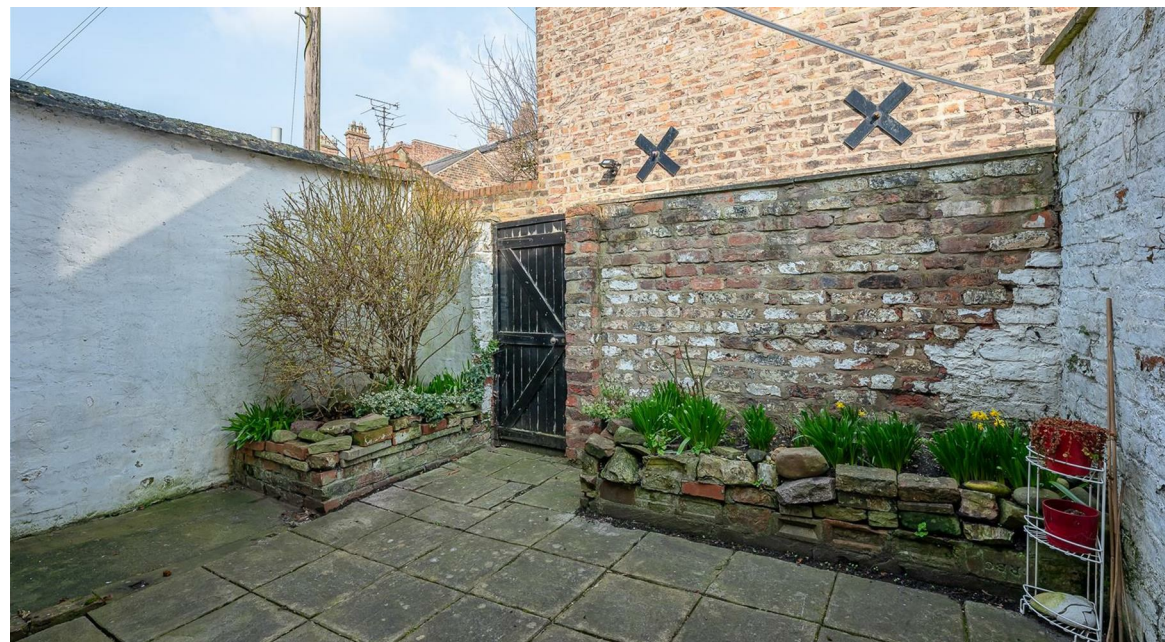
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com