



HUDSON
MOODY

18 Prices Lane, York YO23 1AL

A beautifully presented, three bedroom period terrace home. Located on Prices Lane, enjoying delightful views across the city walls. A stones throw of Bishopthorpe Road and within easy walking distance of the city centre, train station and Rowntree Park.

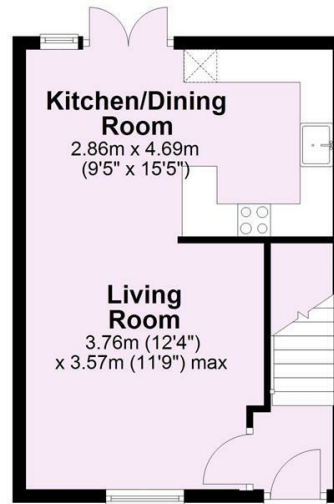
- Spacious Period Terrace Home
- Open Plan Living, Dining and Kitchen Area
- Contemporary Shaker Style Kitchen
- Two First Floor Bedrooms
- House Bathroom
- A Generous Second Floor Bedroom
- South West Facing Courtyard
- Moments from the Much Acclaimed Independent Cafes and Shops on Bishopthorpe Road
- Close to Highly Regarded Local Schools
- Walking Distance of the City Centre and Train Station

Guide Price £325,000

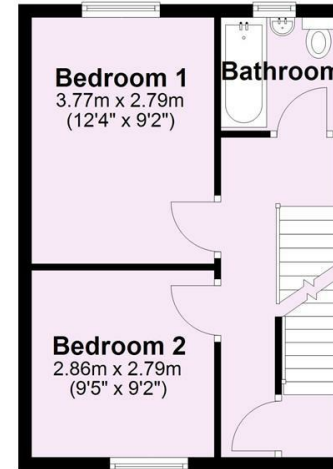
Tenure: Freehold

Council Tax Band: B

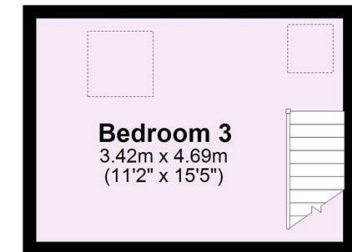
Ground Floor
Approx. 31.4 sq. metres (337.7 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.6 sq. feet)



Second Floor
Approx. 16.0 sq. metres (172.5 sq. feet)



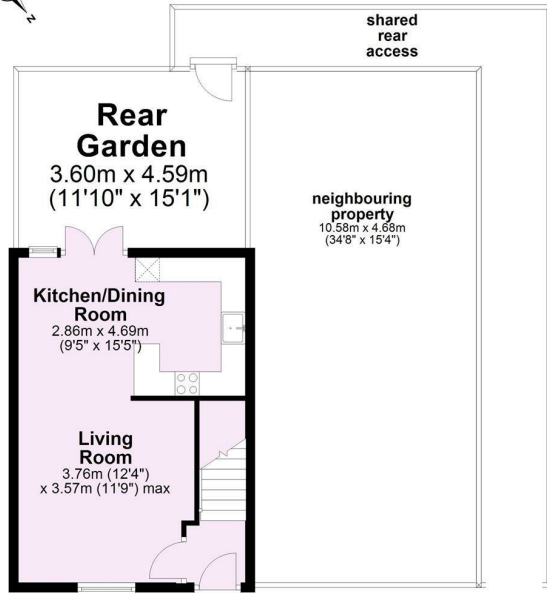
Total area: approx. 78.9 sq. metres (849.8 sq. feet)



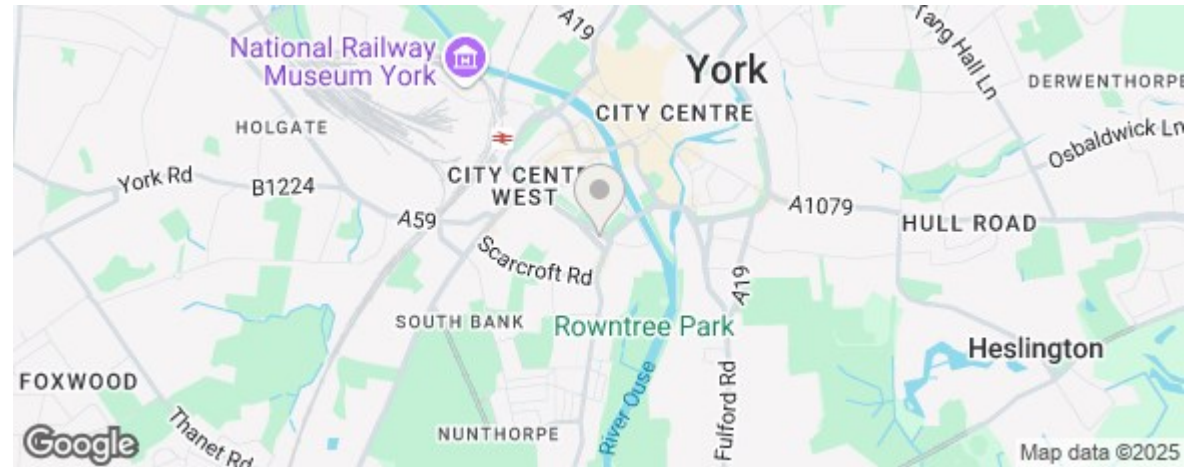




Plot Layout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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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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