



HUDSON
MOODY

2 Ovington Terrace, York YO23 1DJ

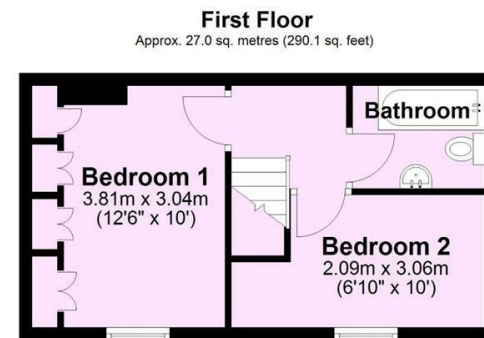
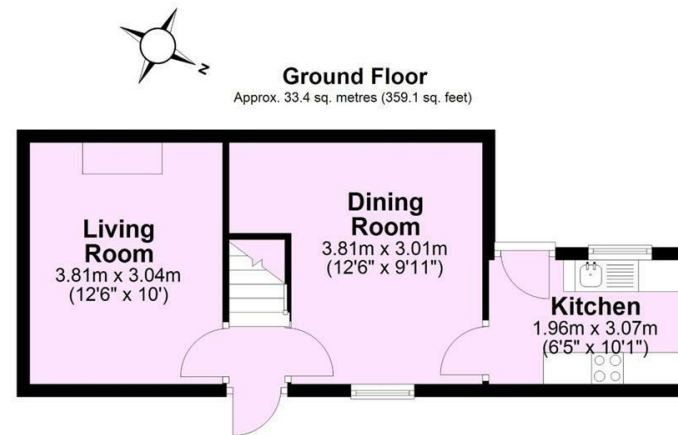
A TWO BEDROOM END TERRACE HOUSE situated on a popular street in South Bank, boasting an upstairs bathroom and sizable yard. Lying close to the city centre, the award winning Bishopthorpe Road parade of shops, the train station and The Knavesmire. The house enjoys an unobstructed view out to the front and is offered for sale with no forward chain.

- Two Bedroom End Terrace
- Two Reception Rooms
- Well Fitted Modern Kitchen
- First Floor Bathroom
- Retained Original Features
- Great Size Rear Yard
- Popular South Bank Location
- Views Over Playing Fields
- Close To Local Amenities
- No Chain

Guide Price £260,000

Tenure: Freehold

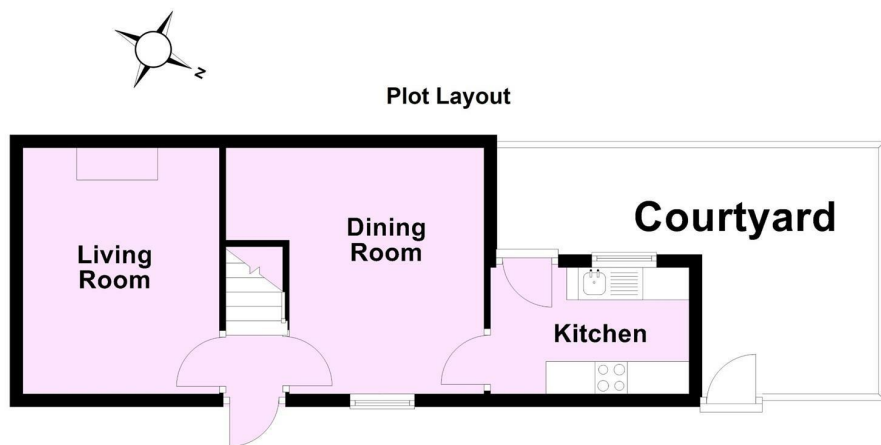
Council Tax Band: B



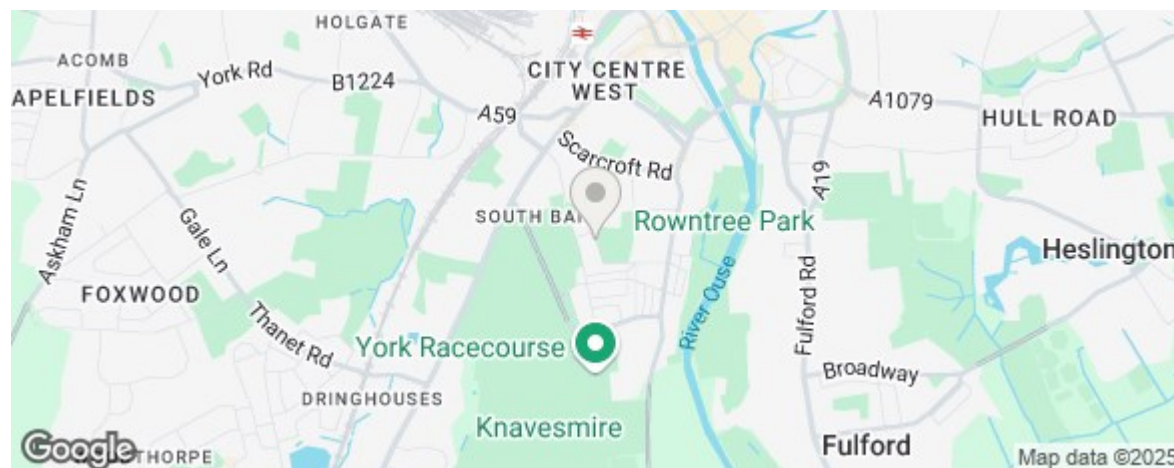
Total area: approx. 60.3 sq. metres (649.2 sq. feet)







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

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com