



HUDSON
MOODY

19 Sutherland Street, York YO23 1HG

A traditional VICTORIAN MID-TERRACE house situated in the popular SOUTH BANK area of York. The house has been sympathetically updated for modern living and now offers two double bedrooms, a ground floor cloakroom and the unusual addition of a SUN ROOM overlooking the rear courtyard garden.

- Traditional Victorian Terraced House
- Full Electrical Rewire Undertaken
- New Bespoke Kitchen with Brass Fittings and Oak Tops
- Ground Floor Cloakroom
- South Facing Sun Room
- Two Double Bedrooms
- Tiled House Bathroom with Shower Over Bath
- South Facing Courtyard Garden with Shed
- Electric Vehicle Charging Point
- Offered with No Chain

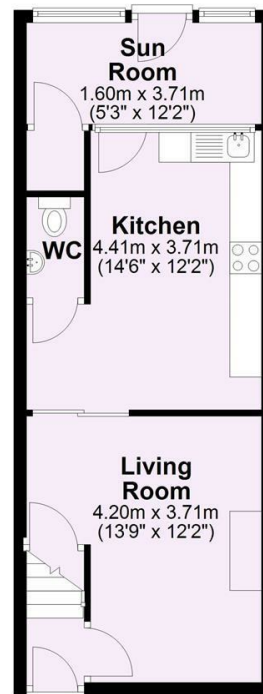
Offers Over £290,000

Tenure: Freehold

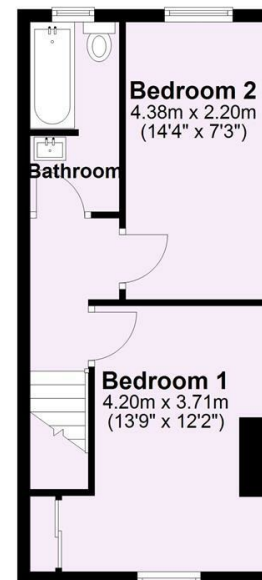
Council Tax Band: B



Ground Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.3 sq. feet)



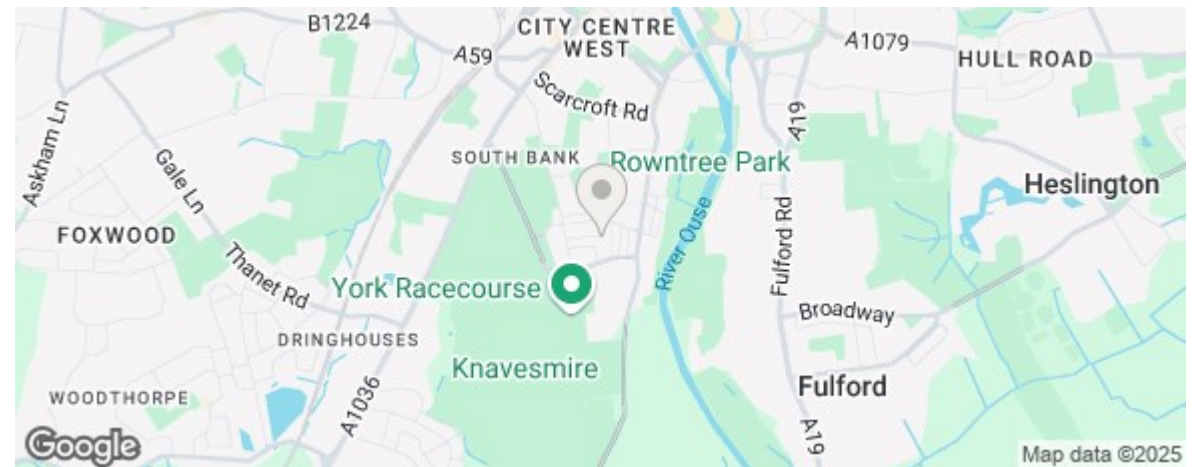
Total area: approx. 71.4 sq. metres (768.8 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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	



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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