



HUDSON
MOODY

57 Brunswick Street, York YO23 1EB

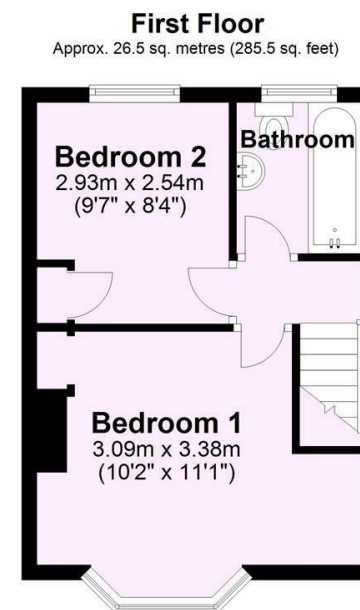
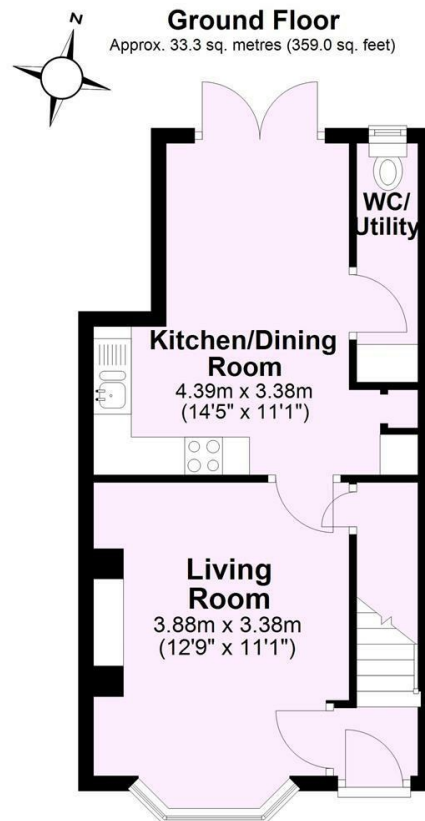
Situated in the popular South Bank area of York is this extended 1930's house which has been fully restored by the current owners. The property boasts rear garden space and a bespoke Office/Studio which is a rare find in in this location.

- Attractive 1930s Mid Terraced House
- Popular Residential Area Close to York City Centre
- Living Room with Log Burning Stove
- Extended Dining Kitchen
- Downstairs WC with Utilities Space
- Two Double Bedrooms
- Modern House Bathroom with Shower Over Bath
- Paved Rear Garden
- Bespoke Garden Office/Studio
- On Street Parking Available

Guide Price £300,000

Tenure: Freehold

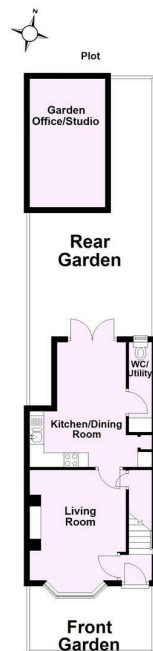
Council Tax Band: B



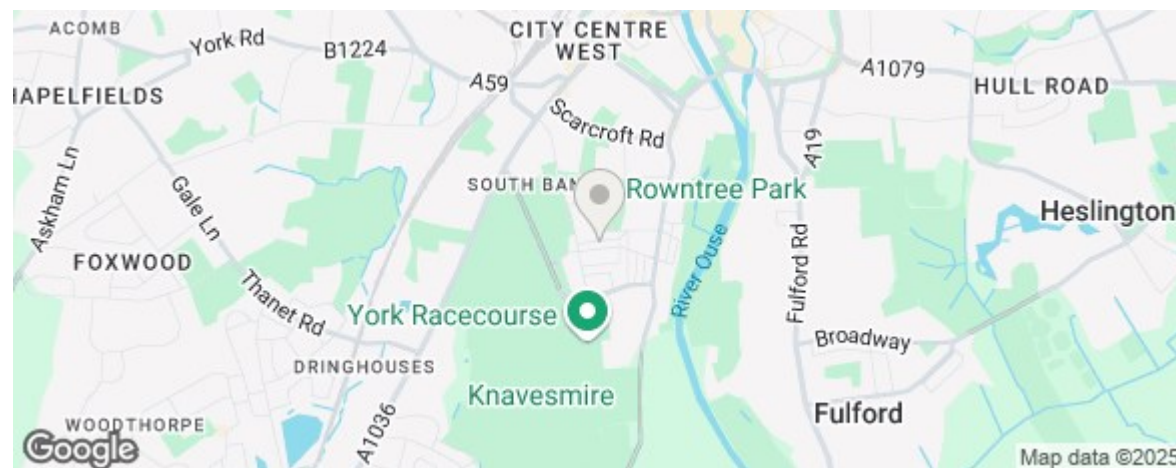
Total area: approx. 59.9 sq. metres (644.4 sq. feet)







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