



HUDSON  
MOODY

16b Priory Street, York YO1 6EX



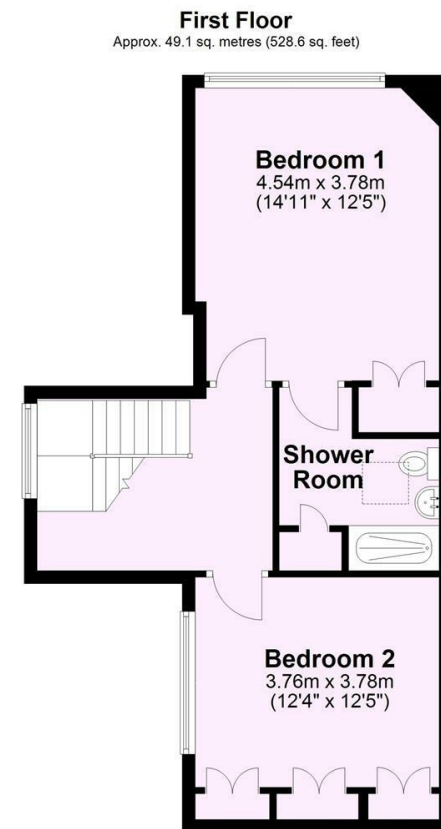
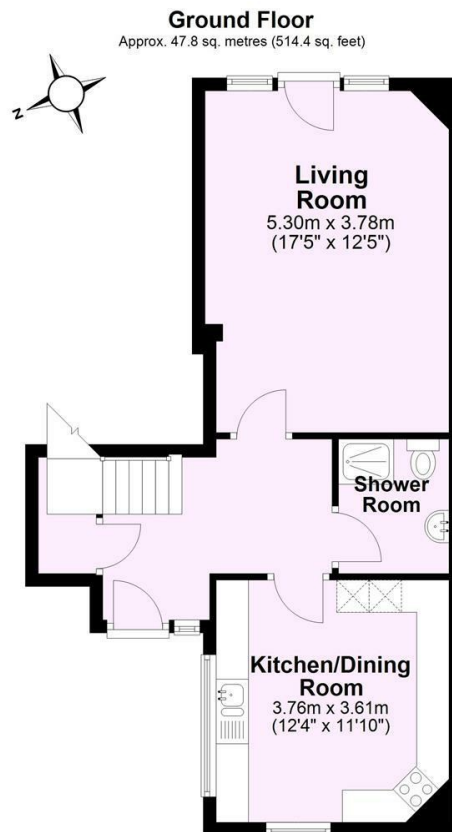
Situated in the quiet and sought after Bishophill Conservation Area of York you will find this beautifully presented period semi-detached house that lies close to the banks of the city walls and near to shops on Bishopthorpe Road. The house offers spacious accommodation including two double bedrooms, two shower rooms, a generous living room, a well fitted kitchen and shared courtyard garden.

- Attractive Period Cottage
- Bishophill Conservation Area
- Close to City Centre and Bishy Road
- Spacious Living/Dining Room
- Fitted Kitchen with Appliances
- Ground Floor Shower Room
- Two Generous Double Bedrooms
- First Floor En-Suite Shower Room
- Shared Courtyard Garden
- Off-Street Parking

**Guide Price £400,000**

**Tenure: Freehold**

**Council Tax Band: D**



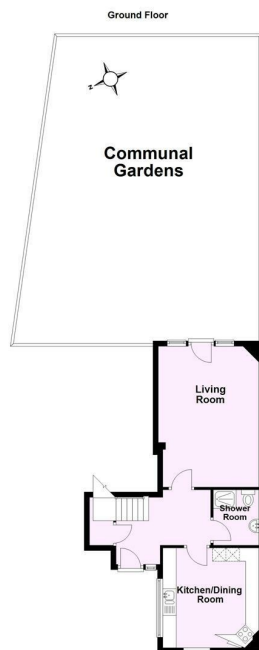
Total area: approx. 96.9 sq. metres (1043.0 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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