



9 Mill Lane, York YO31 7TF

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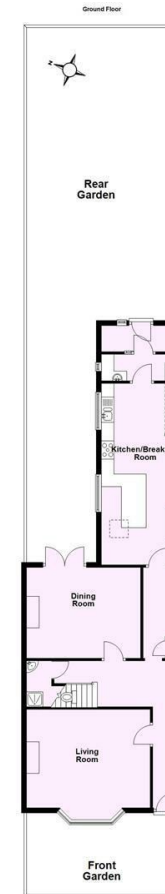
A most attractive and spacious mid-terraced Victorian house that has been sympathetically updated yet retains many charming period features. It is set over three floors with a large single storey extension to the rear. The house is situated in the sought after Heworth Green area of York that provides easy access to the city centre, Monks Cross Retail Park and the A64 that feeds to the motorway network.

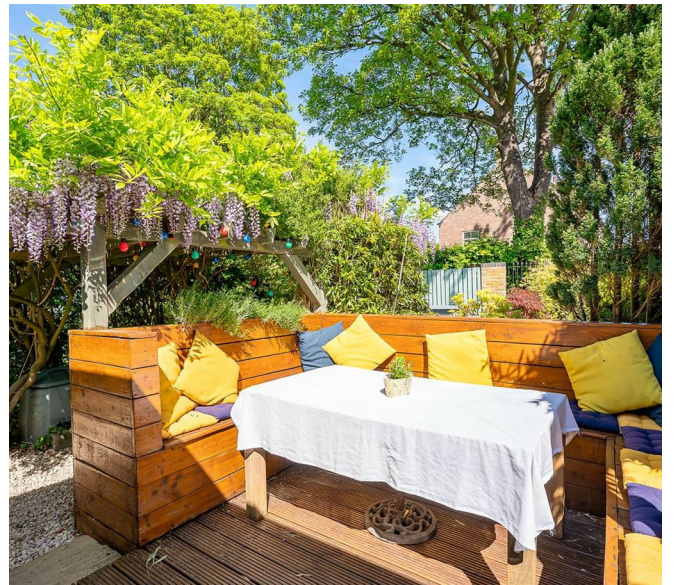
- Most Impressive Victorian Terraced House
- Many Period Features
- Two Generous Reception Rooms
- Large Dining Kitchen Extension to the Rear
- Separate Utility Area and Storage.
- Three First Floor Bedroom, One En-Suite
- House Bathroom
- Top Floor Suite with Sitting Room, Double Bedroom and Bathroom
- Forecourt and Surprisingly Large Rear Garden
- Close to Local Shops on East Parade.

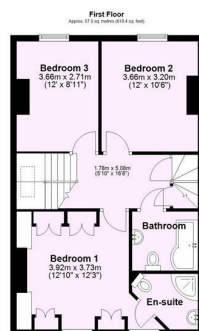
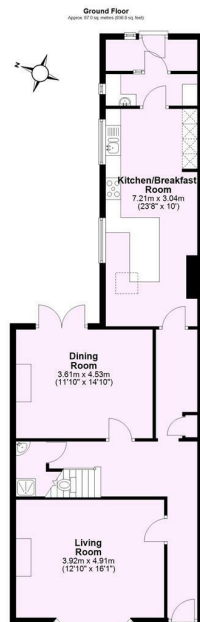
Guide Price £650,000

Tenure: Freehold

Council Tax Band: D

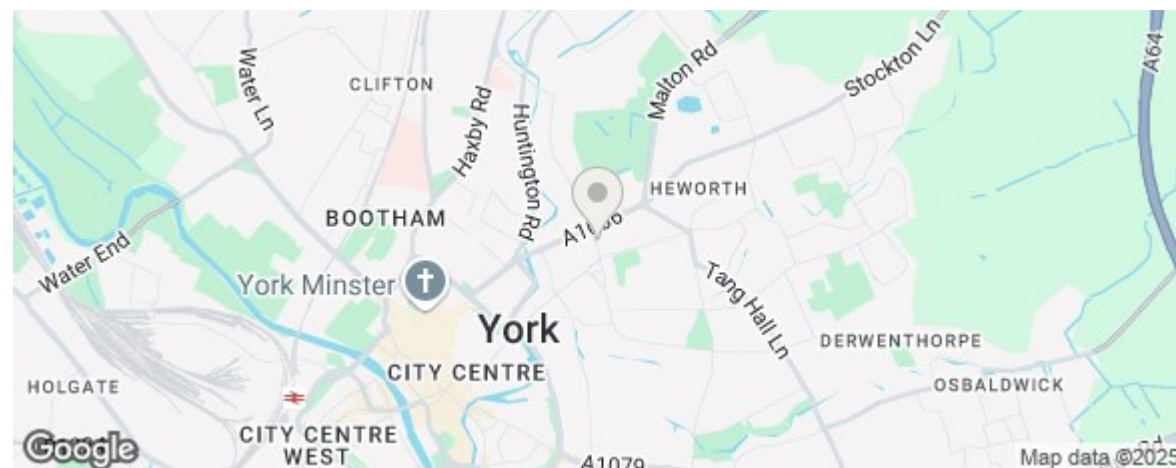






Total area approx. 170.5 sq. metres (1809.9 sq. feet)

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	



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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.
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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