



HUDSON  
MOODY

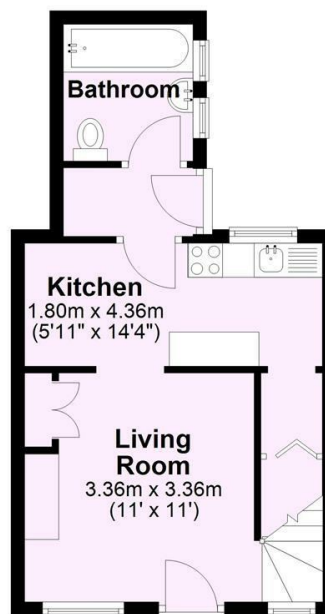
12 Park Lane, Holgate, York YO24 4JQ



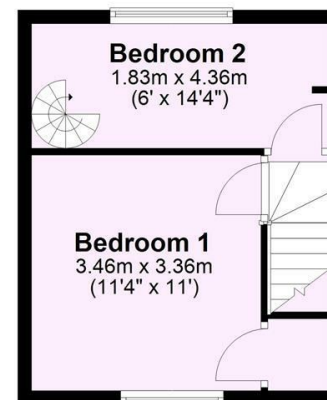
Situated in the sought after Holgate area of York you will find this sympathetically updated Victorian terraced house that has retained some period features including stripped pine doors, original cupboards and sash style windows.

- Charming Victorian House
- No onward chain
- Period Features
- Open Plan Living Room and Kitchen Area
- Ground Floor Bathroom
- Generous Double Bedroom
- Second Bedroom with spiral staircase
- Versatile Attic Room with Roof Light
- Rear Courtyard and Forecourt
- Close to Railway Station and City Centre

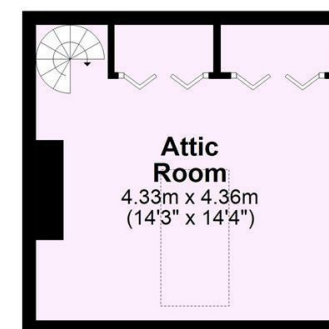
 **Ground Floor**  
Approx. 29.0 sq. metres (312.7 sq. feet)



**First Floor**  
Approx. 23.5 sq. metres (252.8 sq. feet)



**Second Floor**  
Approx. 18.9 sq. metres (203.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.9 sq. feet)

**Guide Price £250,000**

**Tenure: Freehold**

**Council Tax Band: B**

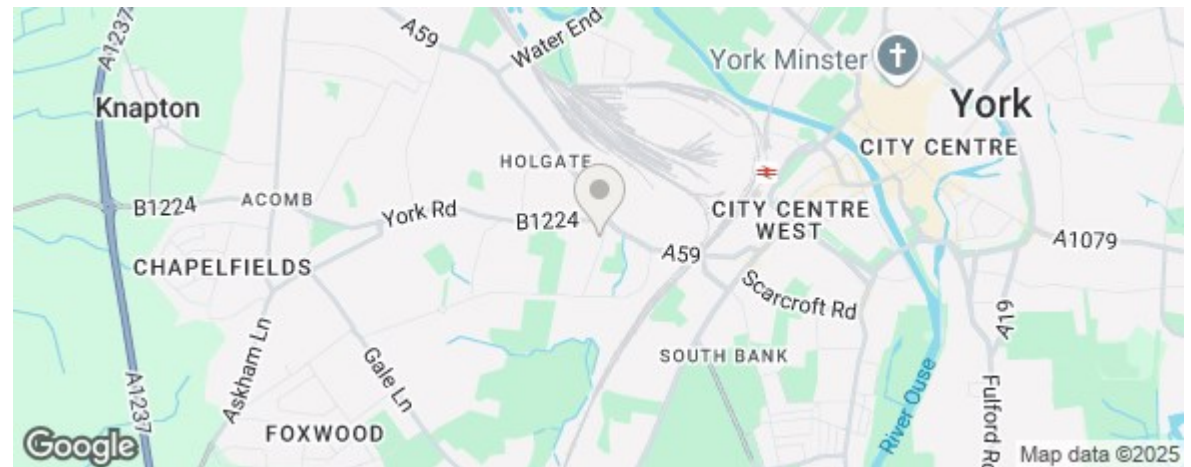








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**