



HUDSON  
MOODY

60 Scott Street, York YO23 1NS



**\*\*\*OFFERED WITH NO CHAIN\*\*\***

An attractive VICTORIAN TWO BEDROOM TERRACED HOUSE situated within the sought after 'Bishy Road' area of York, close to an excellent parade of local shops and within easy reach of the railway station and city centre.

- Attractive Victorian Terraced house
- Many Charming Period Features
- Two Reception Rooms
- Modern Fitted Kitchen with Appliances
- Two Double Bedrooms
- Contemporary Shower Room
- Rear Courtyard with Outhouses
- Nearby Local Shops and Amenities
- Pleasant Riverside Walks in Rowntrees Park
- Within Easy Reach of York City Centre and Railway Station

**Guide Price £375,000**

**Tenure: Freehold**

**Council Tax Band: C**

Scott Street  
Approximate Gross Internal Area = 83 sq m / 893 sq ft

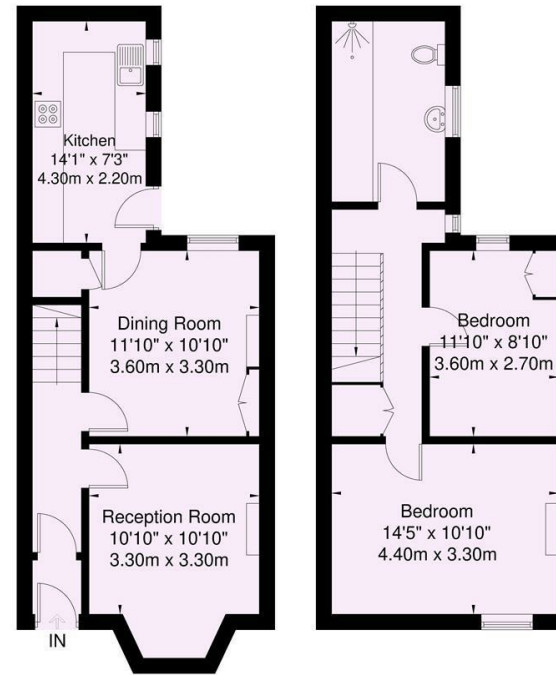


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

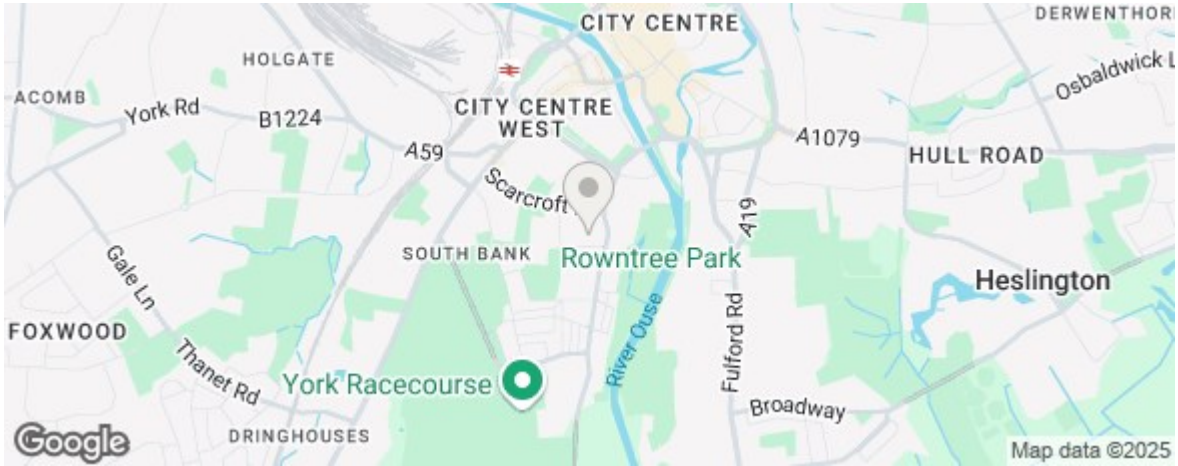








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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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