



HUDSON
MOODY

52 Frances Street, York YO10 4DP

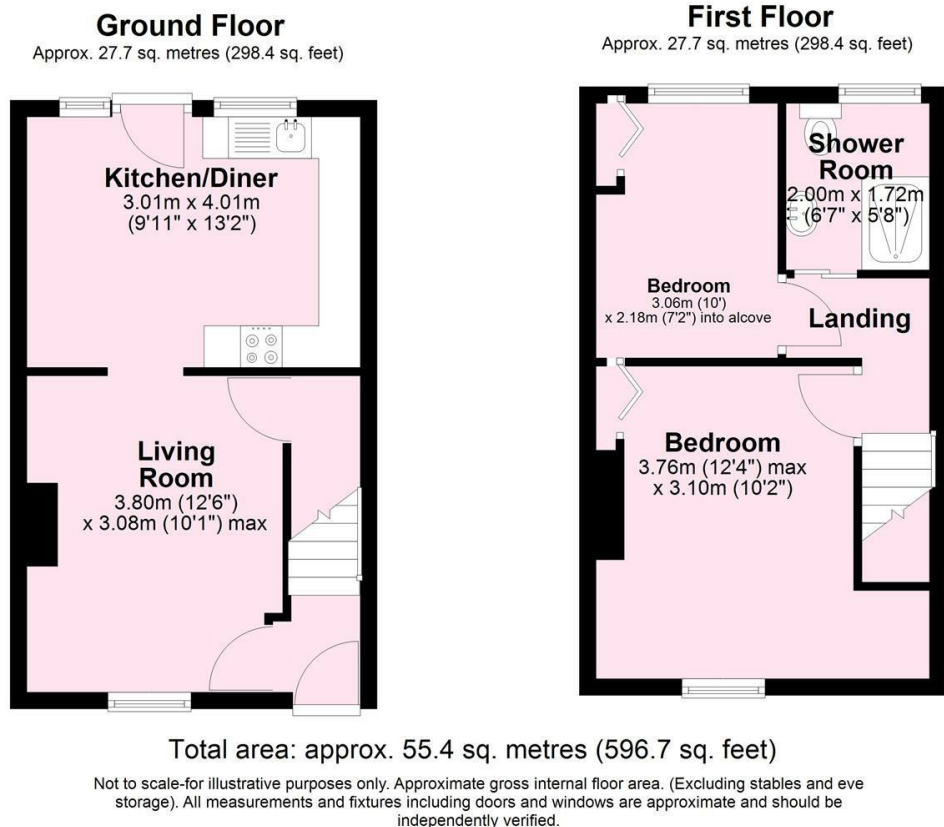
A beautifully presented, two bedroom period terrace home with large courtyard garden. Situated in the highly sought after area of Fishergate.

- Beautifully Presented Throughout
- Well Appointed Living Room
- Kitchen Dining Room Leading out to the Garden
- Two Well-Proportioned Bedrooms, One with an Original Ornamental Fireplace
- Contemporary Shower Room
- Generous Courtyard Garden with Planted Beds, Sunny Seating Area and Outdoor Stores
- A Stone's Throw from Pleasant Riverside Walks Leading to the City Centre
- Local Amenities on the Doorstep such as Independent Cafes and Convenience Stores
- Well Regarded Nurseries and Schools Close By
- No Onward Chain

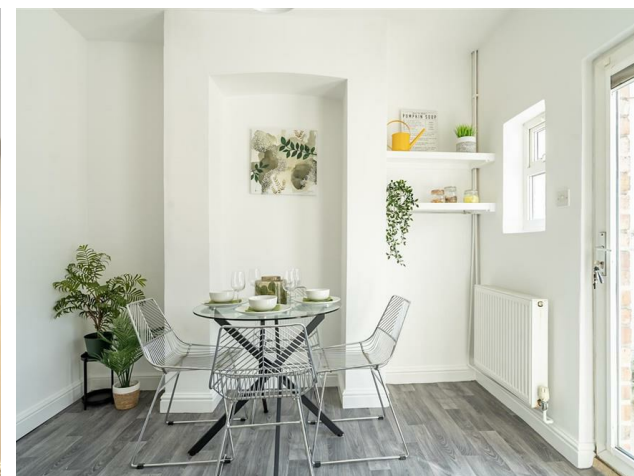
Guide Price £290,000

Tenure: Freehold

Council Tax Band: B



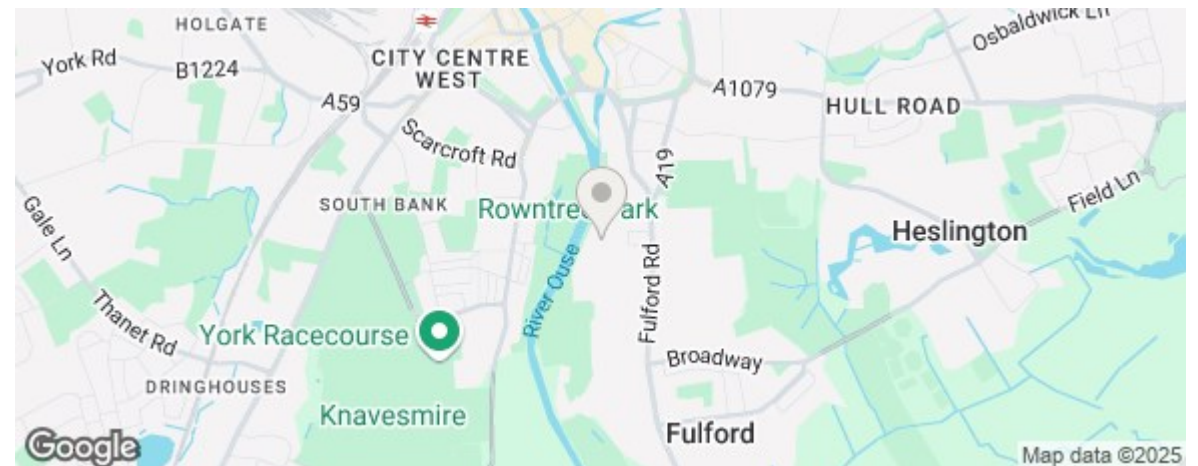
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(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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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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