



HUDSON
MOODY

16 Dove Street, York YO23 1AQ

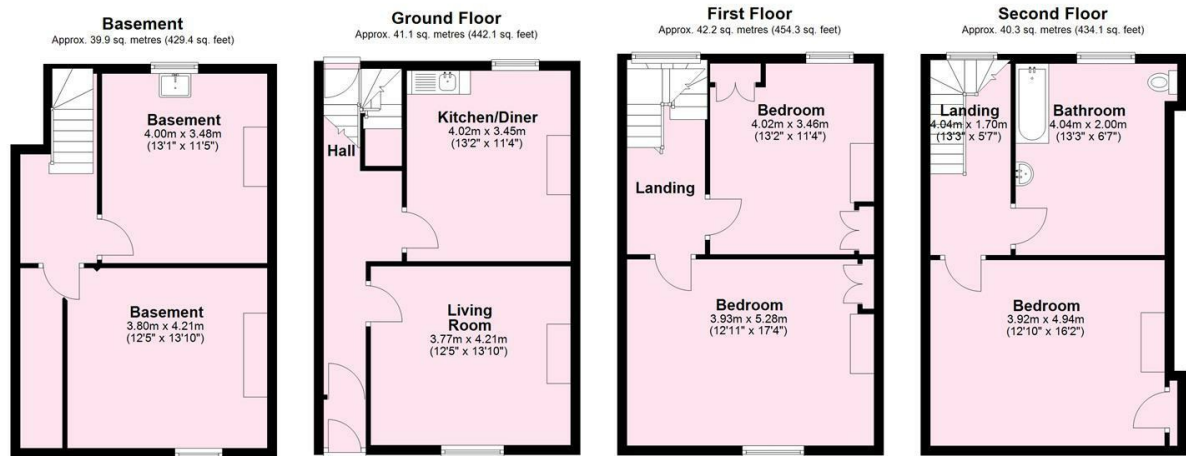
A three bedroom, Georgian home full of character and charm. Offering spacious accommodation and a secluded garden to the rear. Situated on Dove Street, a short walk of the city walls and train station.

- A Wonderful Georgian Home
- Rich in History and Charming Period Features
- Generously Sized Rooms Throughout
- Living Room with Log Burning Stove
- Breakfast Kitchen Overlooking the Garden
- Three Double Bedrooms
- Large Family Bathroom
- Basement with Scope to Tank Out and Create Further Living Space
- Excellent Location a Stones Throw of the City Centre and Bishopthorpe Road
- Close Proximity to the Train Station

Guide Price £475,000

Tenure: Freehold

Council Tax Band: C



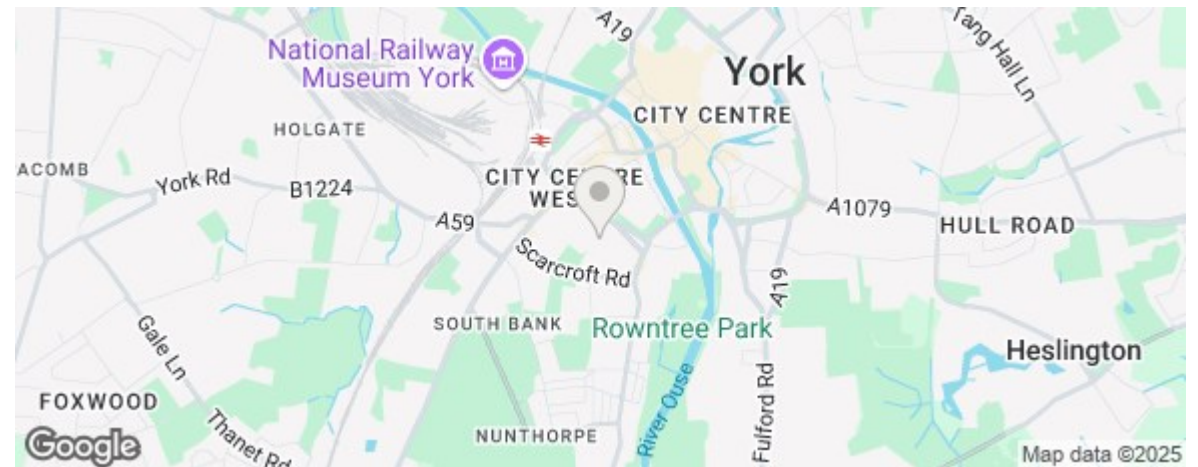
Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com