



HUDSON
MOODY

10 Fairfax Street, York YO1 6EB

Situated in a prime location in the sought after Bishophill Conservation Area of York is this recently refurbished two bedroom Victorian terrace arranged over three floors.

The house benefits from a cosy sitting room, modern kitchen and WC to the ground floor, whilst to the first floor there is a double bedroom, office and shower room and to the top floor a larger double bedroom.

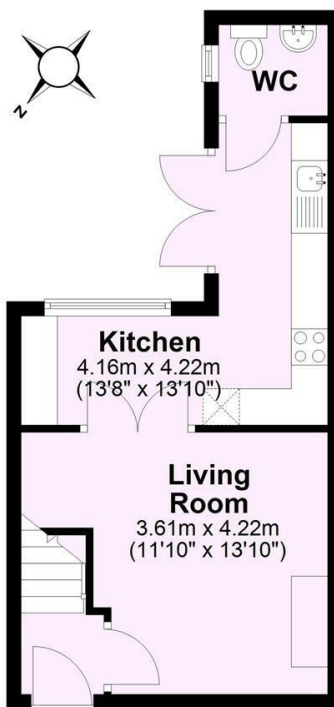
- Refurbished Terrace Arranged Over Three Floors
- Downstairs WC
- Modern Kitchen with Appliances and French Doors to Courtyard
- First Floor Bedroom and Dressing Room/Study
- First Floor Shower Room
- Second Floor Loft Conversion
- Rear Courtyard
- Permit Parking Available
- No Onward Chain.

Guide Price £350,000

Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 28.0 sq. metres (301.5 sq. feet)



First Floor
Approx. 23.3 sq. metres (250.4 sq. feet)



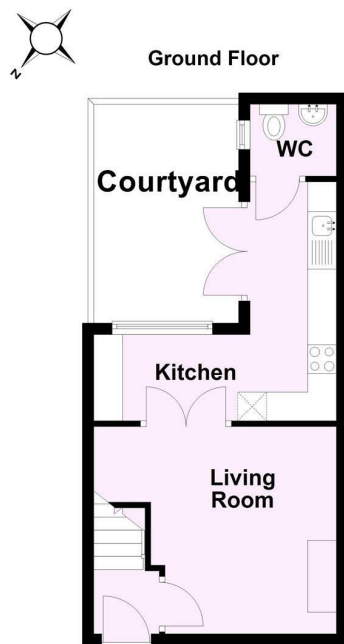
Second Floor
Approx. 15.7 sq. metres (168.7 sq. feet)



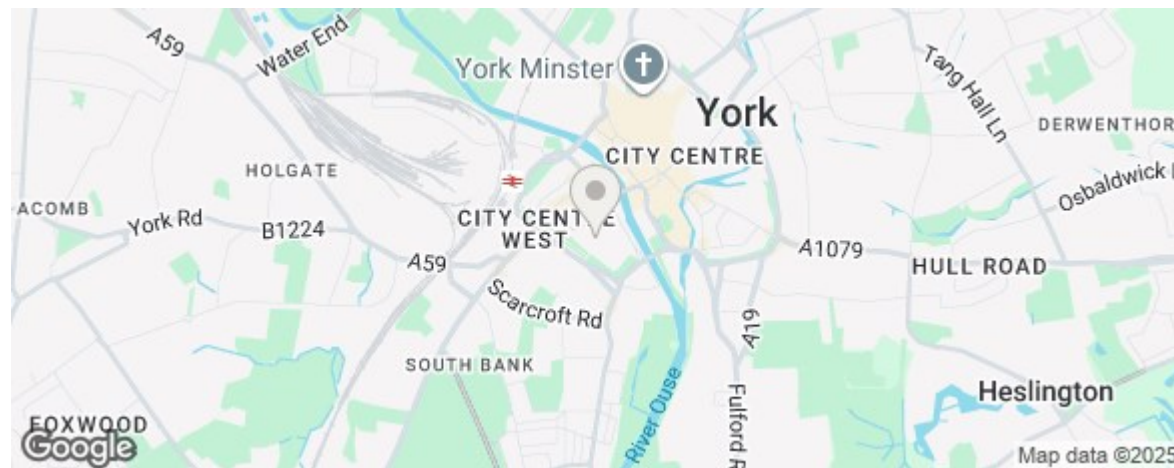
Total area: approx. 66.9 sq. metres (720.6 sq. feet)







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	



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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