



HUDSON
MOODY

2 Lansdowne Terrace, York YO10 3EA

Lying off Lawrence Street and within easy reach of York's city centre, is this traditional Victorian two bedroom house offering two reception rooms and kitchen to the ground floor whilst on the first floor are two double bedrooms and the house shower room.

- Attractive Victorian Terraced House
- Two Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room
- West Facing Rear Courtyard
- Sympathetically Updated
- Retains Period Features
- Close to City Centre
- Easy Access to Outer Ring Road

Guide Price £250,000

Tenure: Freehold

Council Tax Band: B

2 Lansdowne Terrace
Approximate Gross Internal Area = 67.8 sq m / 729 sq ft

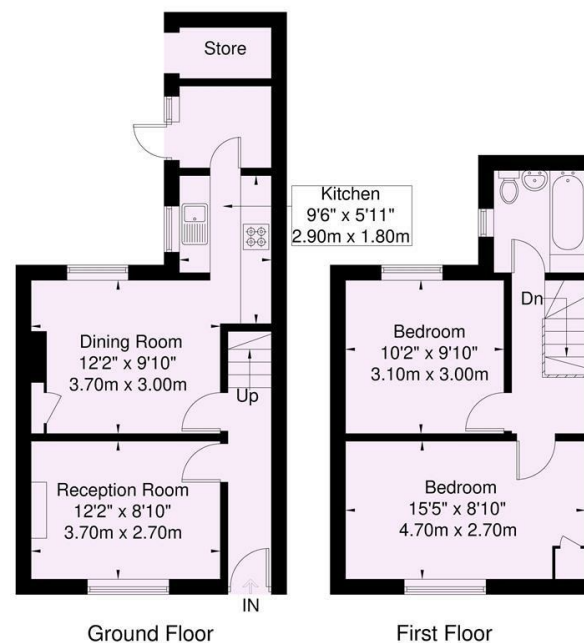


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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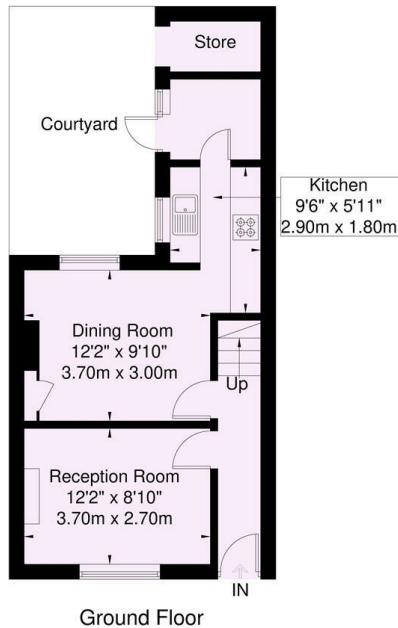
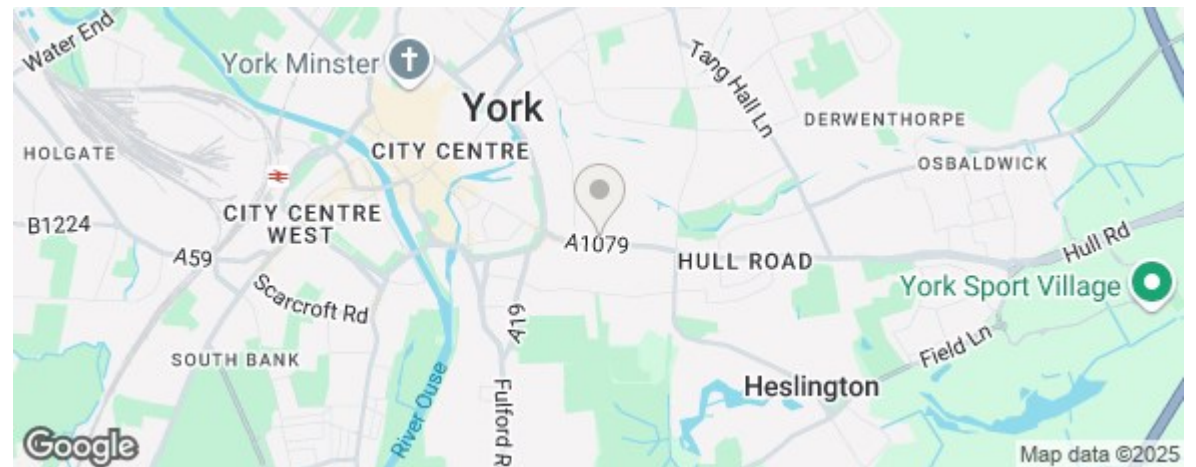


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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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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