



4 Arthur Street, York YO10 3EL

HUDSON
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****NO CHAIN****

A well presented two double bedroom Victorian terrace, with ENTRANCE HALL, usable landing space and a SOUTH FACING courtyard. The property is situated off Lawrence Street, within walking distance of the city centre and easy access to York University

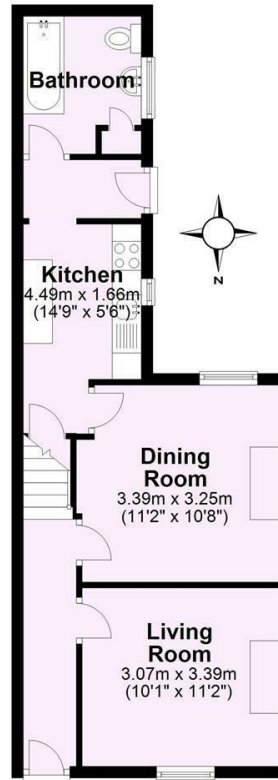
- Delightful Victorian Terrace with Entrance Hall
- Ideal First Time Buy
- Living Room with Feature Fireplace
- Separate Dining Room
- Kitchen with Space For Appliances
- Contemporary Ground Floor Bathroom
- Two Double Bedrooms and Usable Landing Space
- South Facing Courtyard Garden
- Envable Location, A 15 Minute Walk to the City Centre
- Close Proximity to York University

Guide Price £260,000

Tenure: Freehold

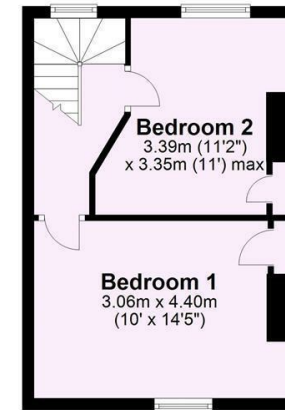
Council Tax Band: B

Ground Floor
Approx. 40.6 sq. metres (437.4 sq. feet)

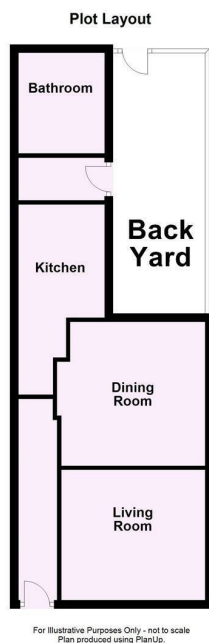


For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

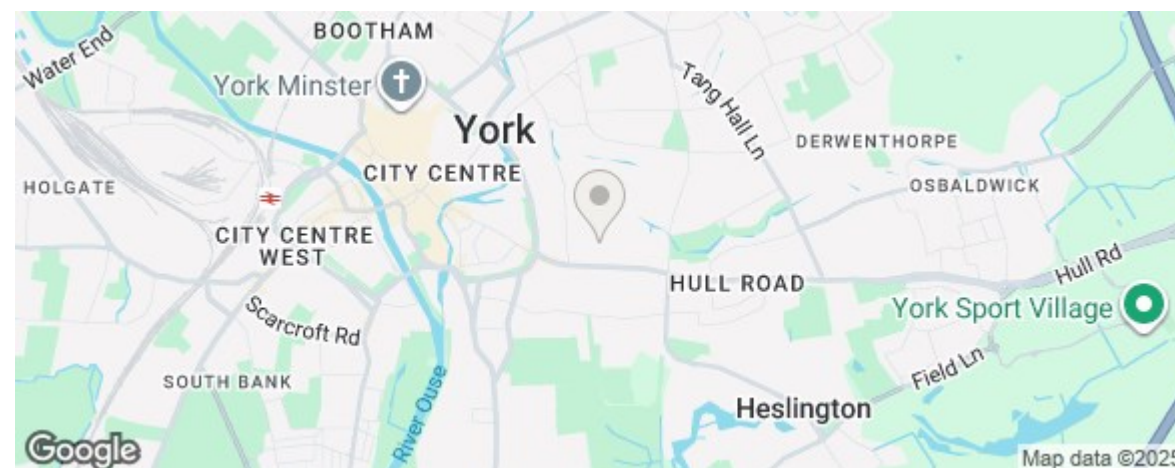
First Floor
Approx. 28.9 sq. metres (311.2 sq. feet)







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	



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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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