



HUDSON
MOODY

14 Lincoln Street, York YO26 4YR

A spacious and contemporary TWO BEDROOM VICTORIAN TERRACED HOUSE situated off Leeman Road with pleasant riverside walks to the city centre. The house has recently had a new roof, been repointed at the front, new boiler and some extensive damp proofing done to the living space.

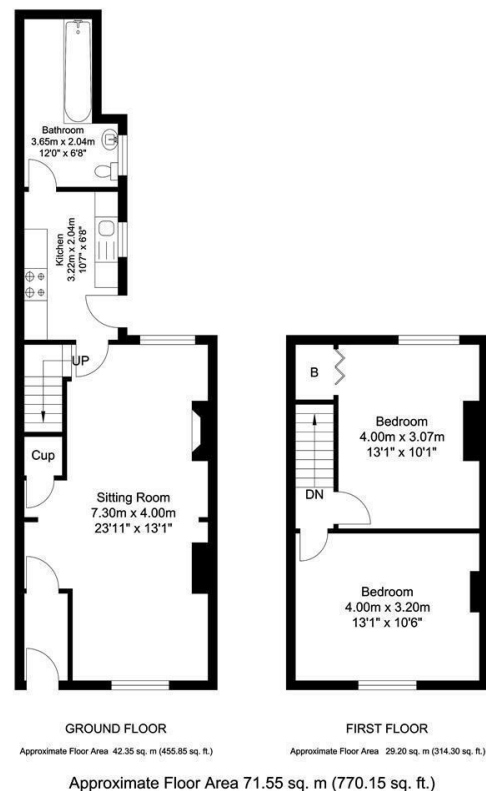
- Recently Updated Victorian Terraced House
- New Roof and New Boiler
- Entrance Vestibule
- Large Living / Dining Room
- Modern Fitted Kitchen
- Contemporary Ground Floor Bathroom
- Two Double Bedrooms on First Floor
- Courtyard Garden
- No Onward Chain

Guide Price £240,000

Tenure: Freehold

Council Tax Band: A

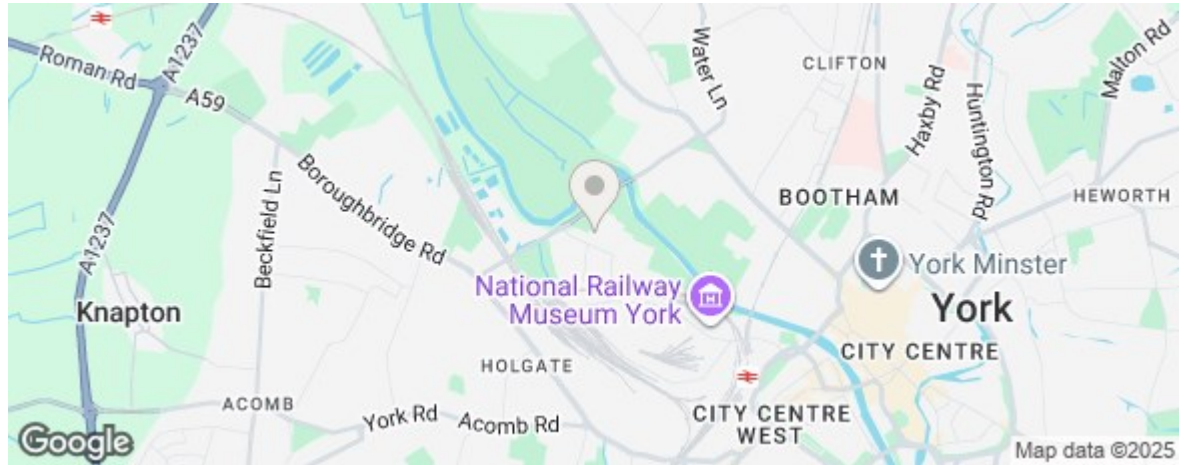
14 Lincoln Street







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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com