



HUDSON
MOODY

12 Cromer Street, York YO30 6DQ

Lying in a convenient location off Bootham, behind York District Hospital and close to the city centre is this bay and forecourt style Victorian mid terraced house with upstairs bathroom. The property would benefit from a programme of cosmetic updating and modernisation yet retains many attractive period features and offers great potential to once again become a much loved home.

- Larger Style Bay And Forecourt Mid-Terraced Victorian House
- Excellent Bus Service And Local School Catchment
- Offered With No Chain
- Excellent Location Close To York City Centre And Railway Station
- 14ft Master Bedroom With Original Feature Fireplace
- Second Double Bedroom With Original Feature Fireplace
- Generous Bathroom On First Floor
- Good Sized, Private Walled Courtyard Garden With Rear Access Via Secured Lane
- Recently Re-roofed, Double Glazing
- No Chain

Guide Price £220,000

Tenure: Freehold

Council Tax Band: B

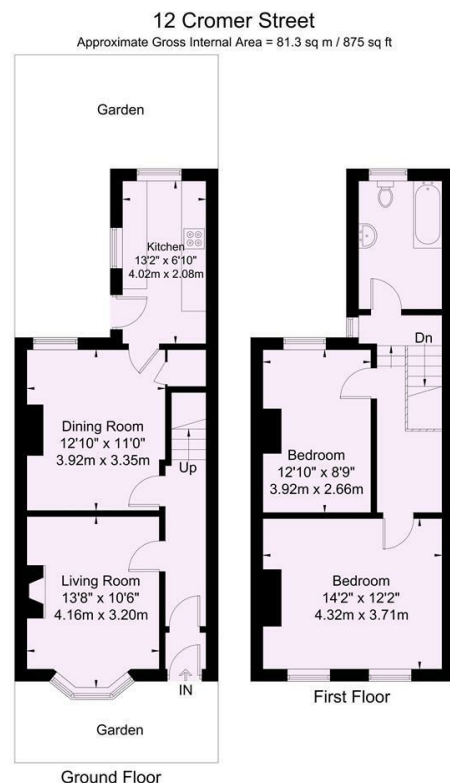


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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		
	60	78
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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