



HUDSON  
MOODY

9 Falconer Street, York YO24 4JH



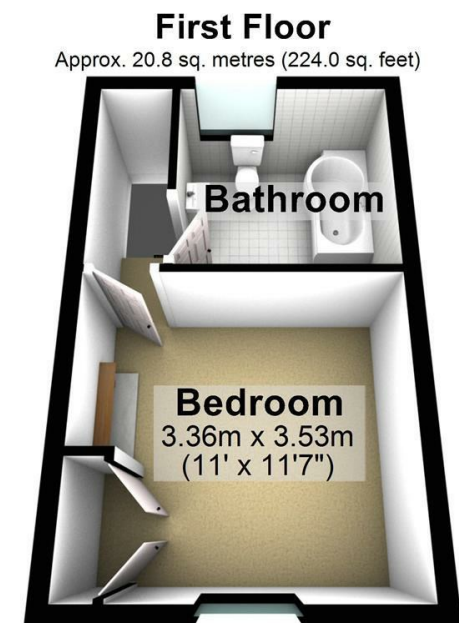
Situated in a quiet residential street of Victorian terraced houses you will discover this charming one bedroom house. The property lies in a convenient location just off the junction of Holgate Road and Acomb Road and within easy reach of York city centre and railway station.

- Charming Victorian Terraced
- Quiet Residential Street
- Within Easy Reach of City Centre and Railway Station
- Living Room with Feature Fireplace
- Breakfast Kitchen
- Double Bedroom
- Bathroom with Modern White Suite
- Rear Courtyard and Storage Sheds
- Retained Period Features
- Permit Parking Available

**Guide Price £200,000**

**Tenure: Freehold**

**Council Tax Band:**



Total area: approx. 41.6 sq. metres (447.9 sq. feet)



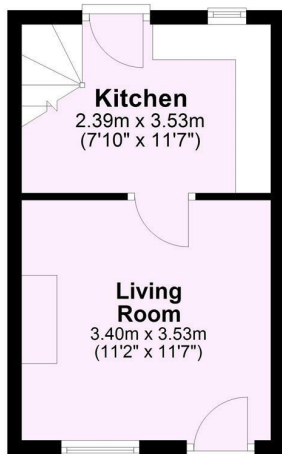






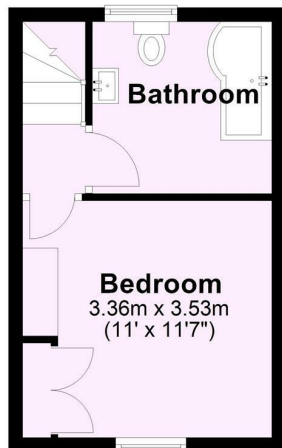
### Ground Floor

Approx. 20.8 sq. metres (224.0 sq. feet)



### First Floor

Approx. 20.8 sq. metres (224.0 sq. feet)



Total area: approx. 41.6 sq. metres (447.9 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		
	63	73
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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