



HUDSON  
MOODY

Old School House Peckitt Street, York YO1 9SF



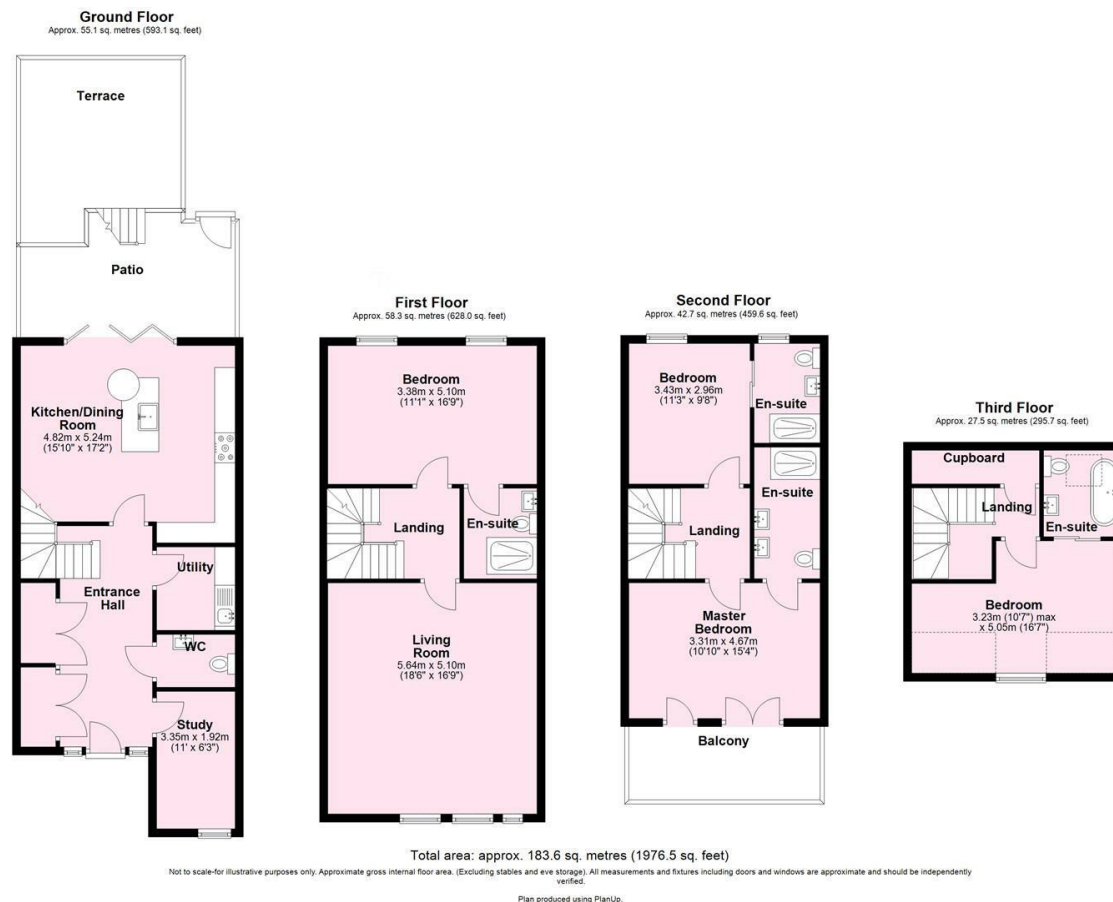
The Old School House is a fine example of a modern, contemporary town house, located in the heart of York City centre, affording stunning views over Clifford's Tower and the riverside. Benefitting from secure covered parking and attractive tiered gardens.

- Located Within The City Walls
- Superb Modern, Contemporary Town House
- Secure Parking With Electric Charging Point
- Attractive Tiered Terrace Gardens Ideal For Entertaining
- Luxury En-suites to all Bedrooms
- Amazing Bespoke Kitchen / Dining / Living Space With Bi-Folding Doors
- Balcony Offering Views of the River Ouse & Clifford's Tower
- Sunning Presentation & Bespoke Lighting Throughout
- Approx. 2,000 Sq Ft Of Living Space & EPC Rating Of B
- Convenient Access To the Railway Station, Shops, Restaurants & Bars

**Guide Price £995,000**

**Tenure: Freehold**

**Council Tax Band: G**

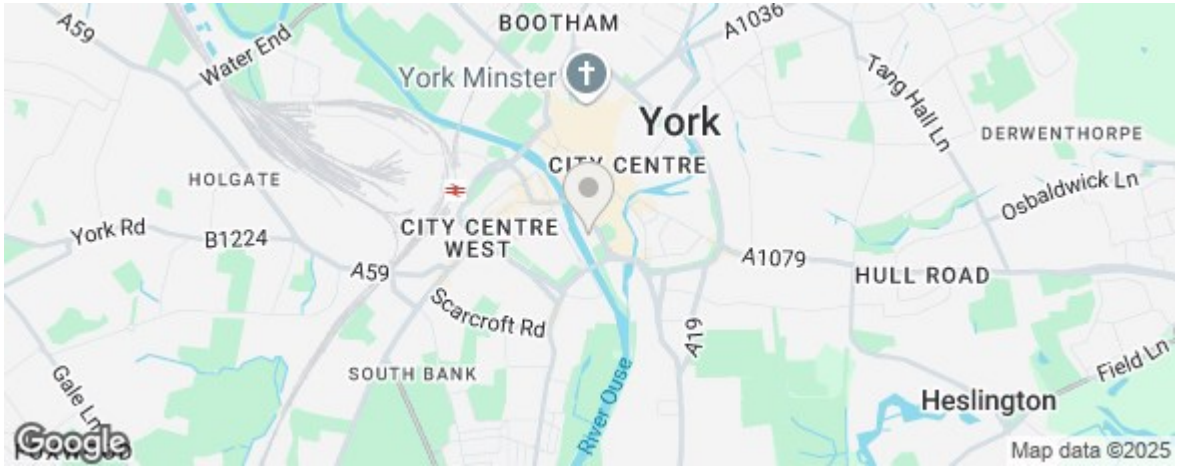








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**58 Micklegate  
York  
YO1 6LF**

**01904 600 000**

**property@hudson-moody.com**