



HUDSON
MOODY

99 Alma Terrace, York YO10 4DL

A most attractive, superbly updated and extended PERIOD TERRACED HOUSE that retains many of its charming original features that blend beautifully with the contemporary dining kitchen and bathrooms.

The property is set in the much sought after Alma Terrace, situated a little off Fulford Road in the Fishergate area of York. The property benefits from an attractive courtyard garden, on street parking and pleasant walks beside the river into the city.

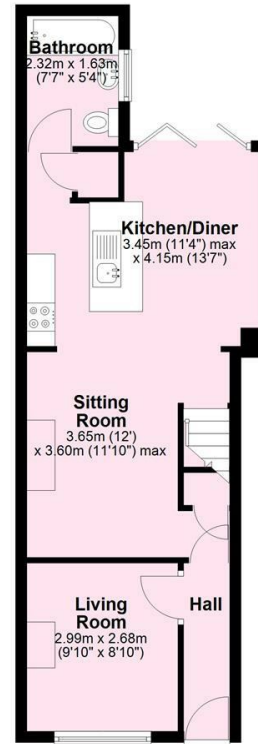
- Recently Updated Attractive Period Terrace House
- Idyllic and Sought After Riverside Location
- Separate Living Room with Open Fire
- Extended Open Plan Family Area, Dining Area and Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms with En-Suites
- Forecourt and Attractive Rear Courtyard
- On Street Parking Available
- Riverside Walks into York City Centre
- No Onward Chain

Guide Price £450,000

Tenure: Freehold

Council Tax Band: B

Ground Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor
Approx. 24.3 sq. metres (261.5 sq. feet)



Total area: approx. 67.2 sq. metres (723.3 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.

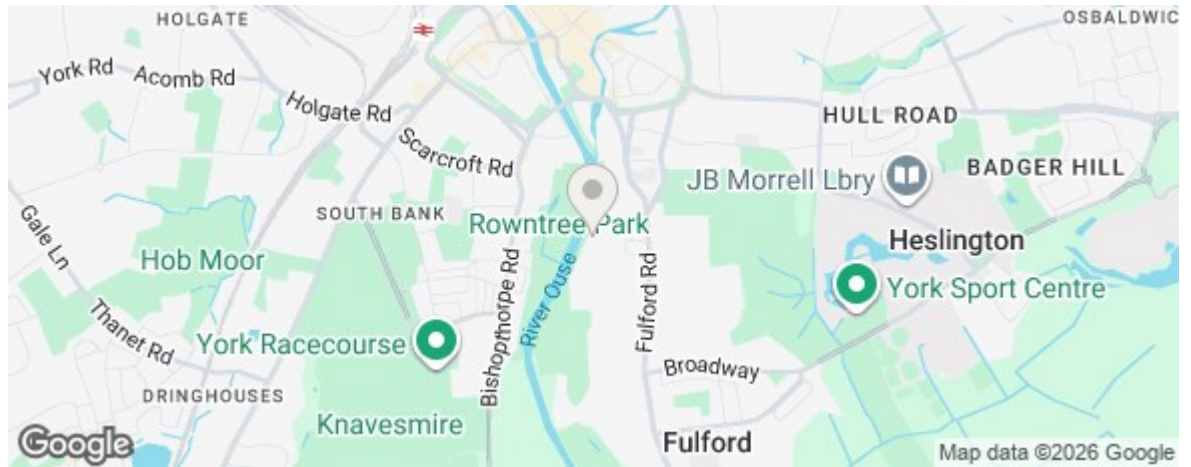






Total area: approx. 42.9 sq. metres (461.8 sq. feet)
 Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding balconies and any storage). All measurements and figures including doors and windows are approximate and should be independently verified.
 Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(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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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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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