



HUDSON  
MOODY

6 Tower Place, York YO1 9RZ

A beautiful period home, offering exceptional kerb appeal, set within an enviable and idyllic location within the heart of the city centre.

- A Charming and Quaint Period Home Set within a Secluded Row of Just 8 Properties
- A Fantastic Open Plan Tiered Kitchen Dining and Sitting Room
- Living Room with Feature Fire Place
- Two First Floor Double Bedrooms and the Family Shower Room
- Second Floor Double Bedroom
- Beautiful Sunny Cottage Garden to the Front Overlooking Tower Gardens
- Walled Rear Courtyard Garden
- No Onward Chain
- Residents Permit Parking 200 Metres of the Property
- Grade II Listed

**Guide Price £550,000**

**Tenure: Freehold**

**Council Tax Band: E**



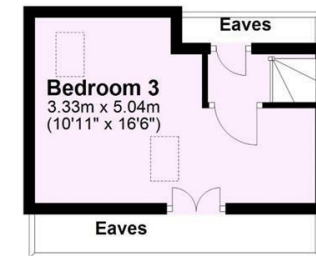
**Ground Floor**  
Approx. 54.7 sq. metres (588.7 sq. feet)



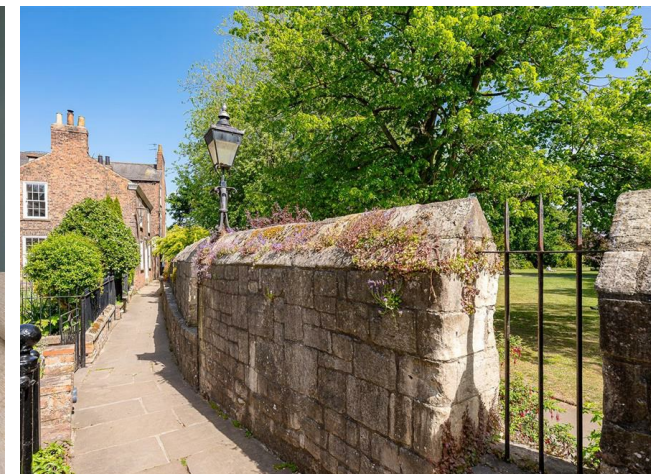
**First Floor**  
Approx. 36.5 sq. metres (393.1 sq. feet)



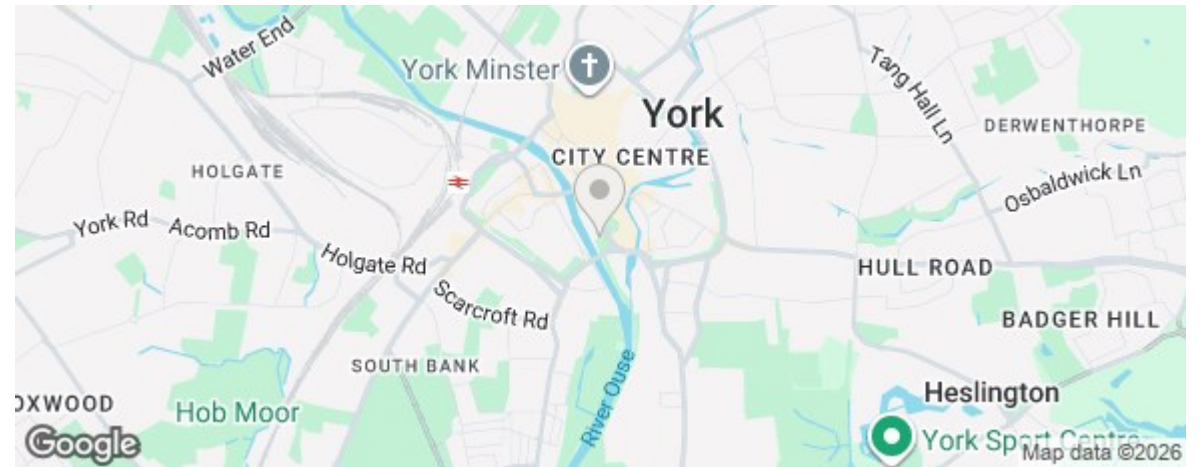
**Second Floor**  
Approx. 15.1 sq. metres (162.4 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)







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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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