



HUDSON
MOODY

8 Lockwood Street, York YO31 7QY

A charming Victorian terraced property situated in a great location just off Monkgate and Lord Mayors Walk, close to York city centre. The cottage has been updated to a high standard with the ground floor being opened up to create a good sized living, dining and kitchen area, together with a ground floor shower room and two double bedrooms, whilst to the rear is a sunny courtyard, ideal for sitting out.

- Charming and Beautifully Updated Victorian Cottage
- Open Plan Living, Dining and Kitchen Areas
- Fitted Kitchen with Appliances
- Rear Lobby with Door to Courtyard
- Ground Floor Shower Room
- Two Double Bedrooms
- Courtyard Garden
- On Street Resident Permit Parking
- Close to York City Centre

Guide Price £325,000

Tenure: Freehold

Council Tax Band: B

8 Lockwood Street

Approximate Gross Internal Floor Area = 55.3 sq m / 595 sq ft

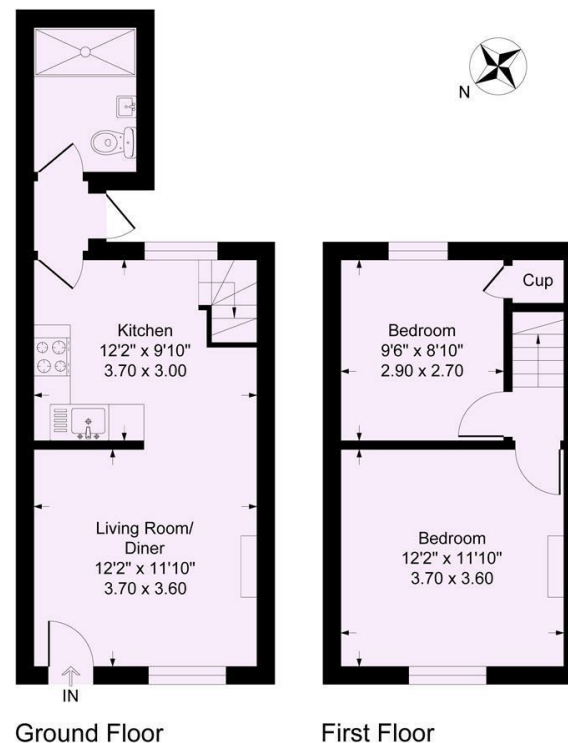
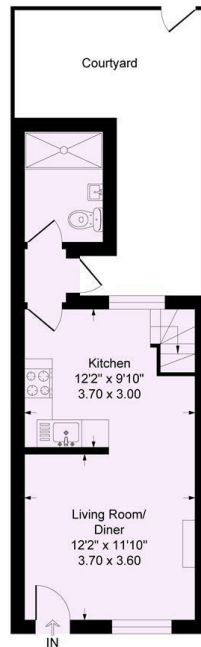


Illustration for identification purposes only, measurements are approximate, not to scale.





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Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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