



HUDSON  
MOODY

108 Knavesmire Crescent, York YO23 1EU

108 Knavesmire Crescent  
Approximate Gross Internal Floor Area = 121.1 sq m / 1304 sq ft

An exceptionally well presented three-bedroom period terrace arranged over three floors, sympathetically updated by the current owners, enjoying stunning views over The Knavesmire.

- An Outstanding Period Home Overlooking the Knavesmire
- Spacious Living Across Three Floors
- Two Reception Rooms
- Bespoke Shaker Style Kitchen and Utility with Quartz Worktops and Underfloor Heating
- Stylish Family Bathroom
- Three Double Bedrooms
- Principle Bedroom with Built in Wardrobes, Spacious En-Suite and Balcony
- Enclosed East-Facing Courtyard
- Unrestricted Street Parking
- NO ONWARD CHAIN

**Guide Price £595,000**

**Tenure: Freehold**

**Council Tax Band: D**



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





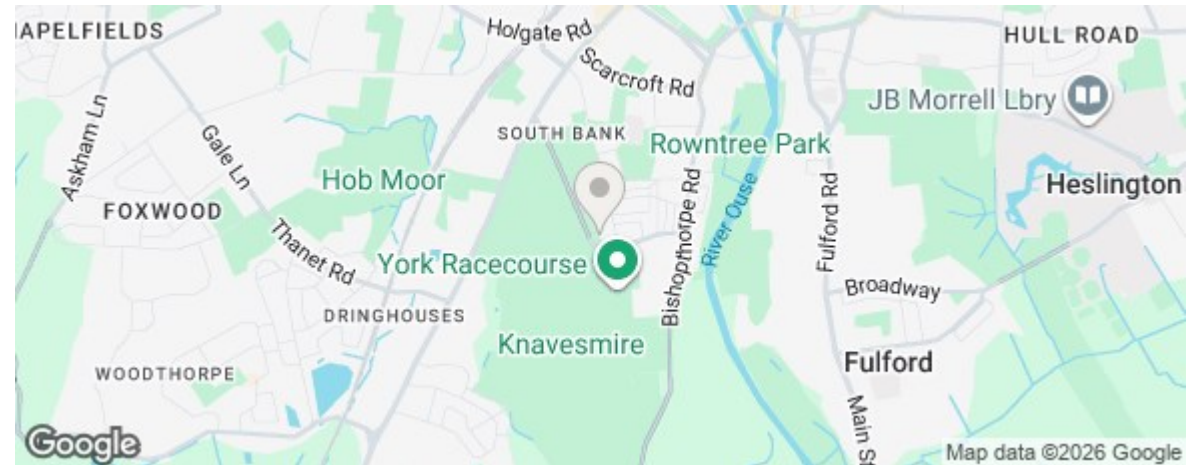
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Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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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