



HUDSON  
MOODY

9 Belle Vue Terrace, York YO10 5AZ



A superbly presented Victorian house, set in an attractive quiet cul-de-sac off Heslington Road, with amazing views across the city to York Minster.

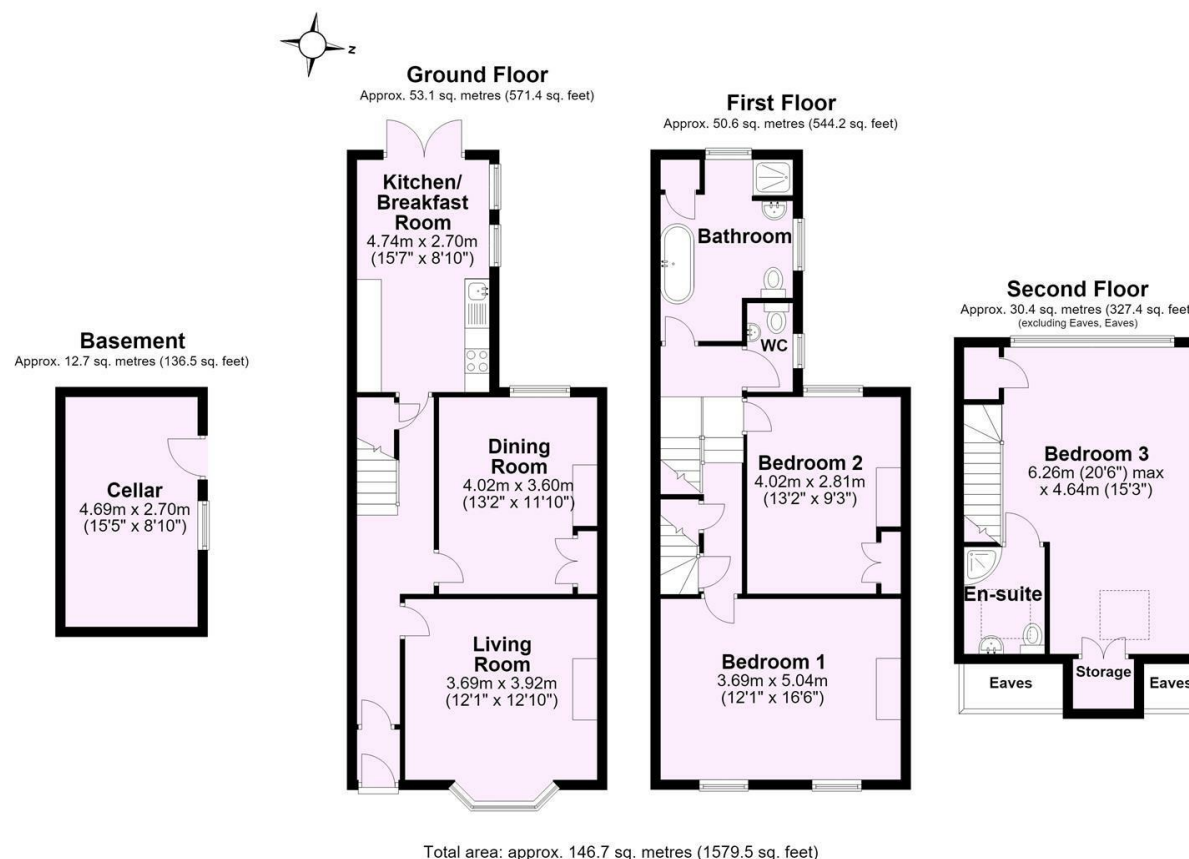
The property retains many period features that blend beautifully with modern living. The house offers two reception rooms and kitchen to the ground floor, two double bedrooms on the first floor and a large master suite on the top floor.

- Fabulous Large Victorian House
- Many Period Features Blended with Modern Living
- Two Reception Rooms and Cellar with Power and Plumbing
- Duel Aspect Dining Kitchen with Terrace and Steps Down to the Garden
- Two Generous Double Bedrooms
- Immaculate Heritage Style House Bathroom
- Bright Top Floor Master Suite
- Catchment for Outstanding Schools
- Superbly Stocked West Facing Garden
- Conveniently Close to City Centre

**Offers Over £650,000**

**Tenure: Freehold**

**Council Tax Band: D**



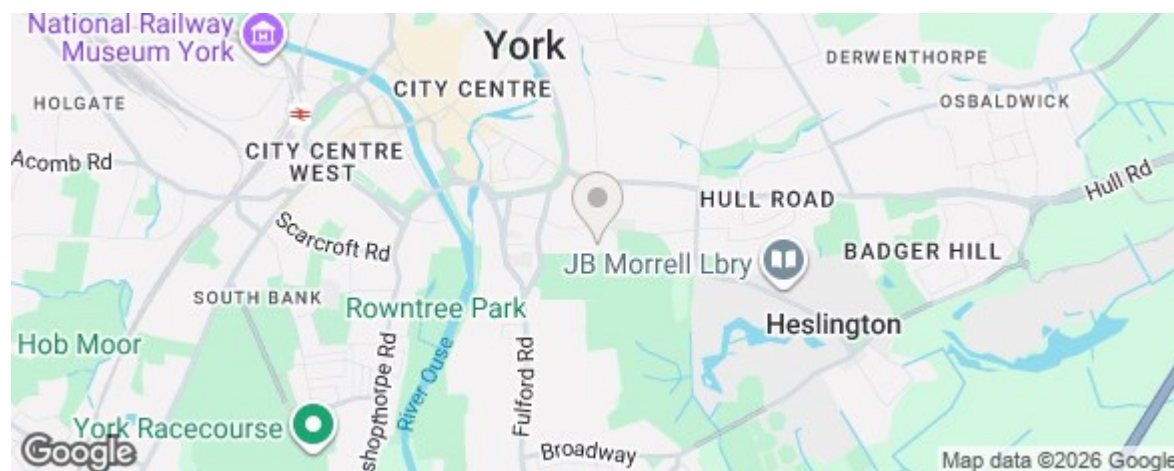








| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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.
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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