



HUDSON
MOODY

2 Pear Tree Court, York YO1 7DF

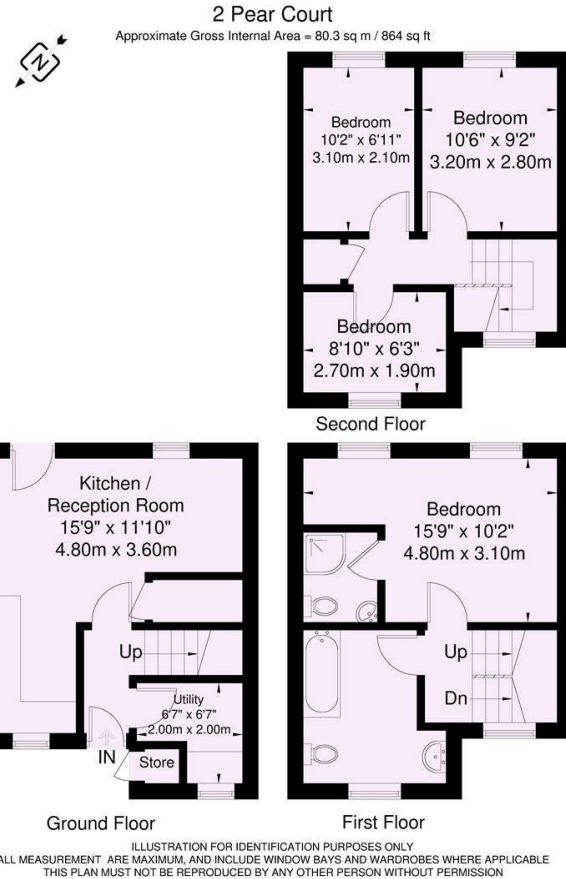
A generously sized townhouse ideally located in the heart of York city centre. The property features a bright open-plan kitchen and dining area, a separate utility room, two double bedrooms (including one with an en-suite), two further bedrooms, and a family bathroom. It also benefits from a south-east facing garden and off-street parking.

- Three Storey Townhouse
- Open Plan Living / Dining / Kitchen
- Separate Utility
- En-Suite Master Bedroom
- Three Additional Bedrooms
- Family Bathroom
- South East Facing Courtyard Garden
- Off-Street Parking
- City Centre Location
- No Onward Chain

Guide Price £495,000

Tenure: Freehold

Council Tax Band: E

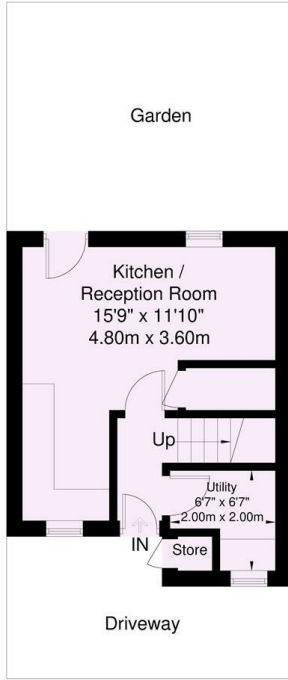






2 Pear Court

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com