
13 Fairfax Street, York YO1 6EB
HUDSON
MOODY

*** VIEWING RECOMMENDED *** An attractive two bedroom Victorian mid-terrace cottage, situated along a historic street leading towards York's City Walls. Offered with no onward chain, the property would benefit from a degree of cosmetic updating but offers huge potential to create a much-loved home in an extremely convenient location.

- Attractive Victorian Terraced Cottage
- Vestibule with Staircase
- Living Room
- Fitted Galley Kitchen
- Garden Room
- Double Bedroom. Single Bedroom
- House Shower Room
- Courtyard Garden
- NO ONWARD CHAIN
- On Street Permit Parking Available

## Guide Price £270,000

## Tenure: Freehold

## Council Tax Band: B

13 Fairfax Street

**Approximate Gross Internal Floor Area = 55.2 sq m / 595 sq ft**

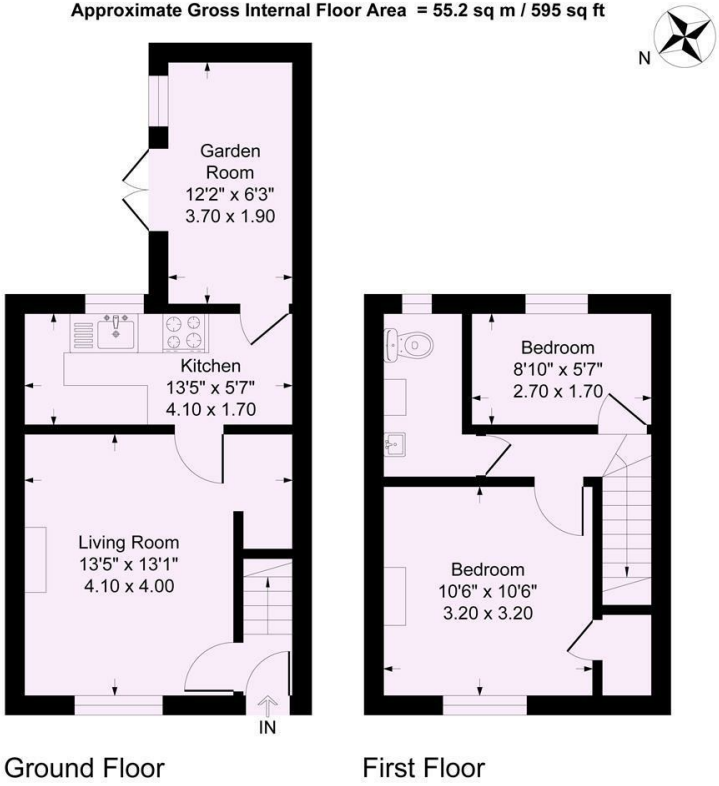



Illustration for identification purposes only, measurements are approximate, not to scale.









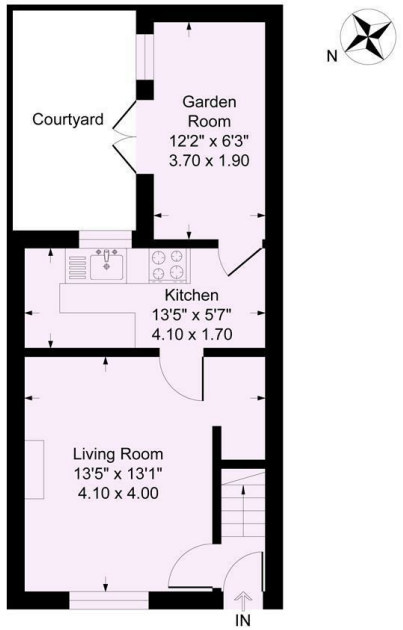






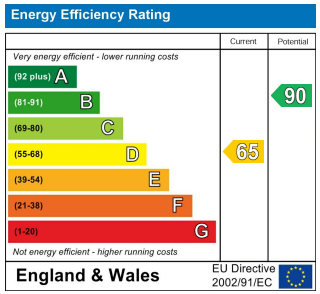
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Ground Floor

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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.

HUDSON MOODY

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