



HUDSON  
MOODY

7 St. Martins Lane, Bishopphill, York YO1 6LN

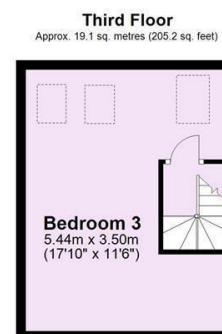
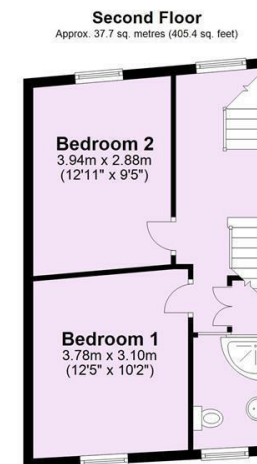
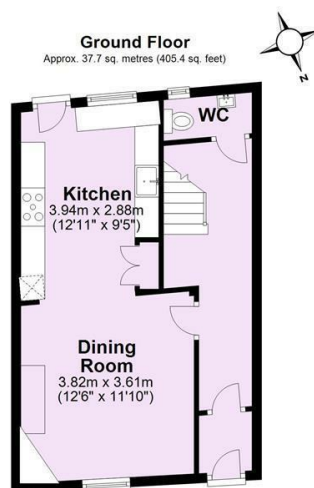
Situated in a quiet cobbled and predominantly pedestrian lane in the heart of York, lying within a stones throw of the vibrant Micklegate shops, pubs and restaurants, you will find this superb four storey townhouse that forms part of an historic building opposite St Martin's churchyard.

- Exceptional Four Storey Townhouse
- Historic Building, Updated with Original Features
- Dining Kitchen and Ground Floor WC.
- First Floor Living Room
- House Bathroom
- Two Second Floor Double Bedrooms
- Shower Room
- Large Third Floor Attic Bedroom
- Generous Rear Courtyard with Timber Shed
- Central Location

**Guide Price £675,000**

**Tenure: Freehold**

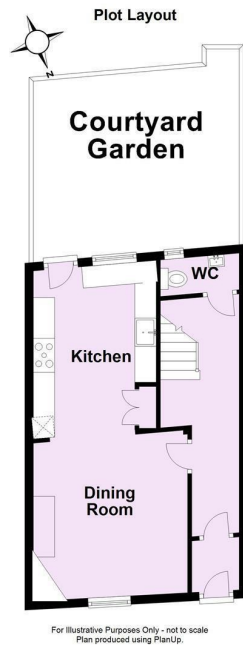
**Council Tax Band: D**



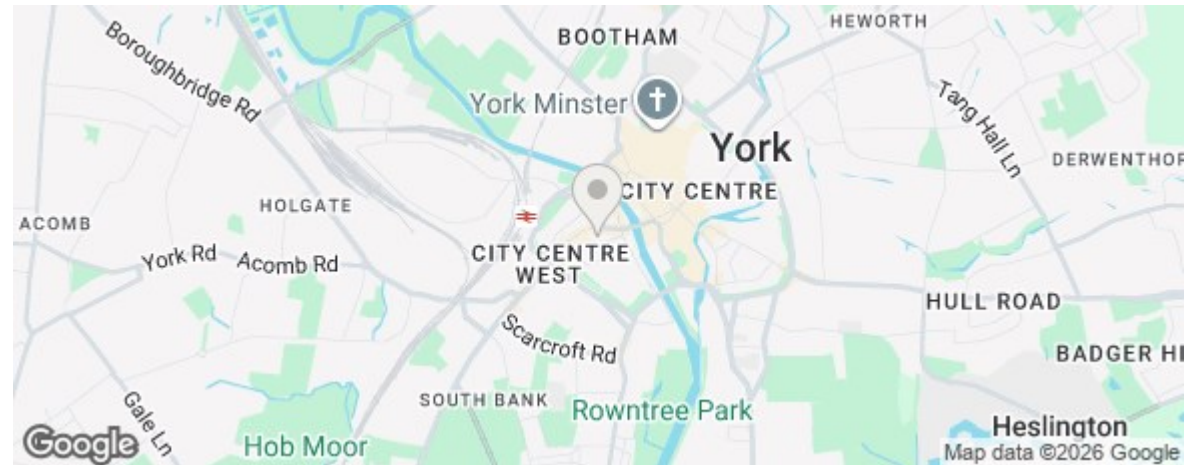
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>80</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>                            | <b>48</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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