



HUDSON  
MOODY

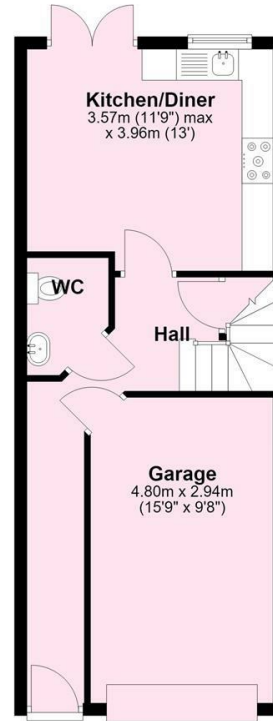
37 Barbican Road, York YO10 5AA

A modern end townhouse with integral garage, situated in an excellent location close to York city centre. Offered with no onward chain. The house is entered by a separate front door beside the garage and is set out over three floors with a reception hall, dining kitchen and WC to the ground floor, a bright and airy living room with Juliet balcony on the first floor, plus four bedrooms and three bathrooms on the first and second floors.

- Modern End Townhouse
- Integral Garage
- Superb Dining Kitchen. Ground Floor WC.
- First Floor Living Room with Juliet Balcony
- Two Single Bedrooms and Shower Room
- Second Floor Master Bedroom with En-Suite and Juliet Balcony
- Further Double Bedroom and House Bathroom
- Rear Courtyard Garden with Side Access
- Close to City Centre
- No Onward Chain

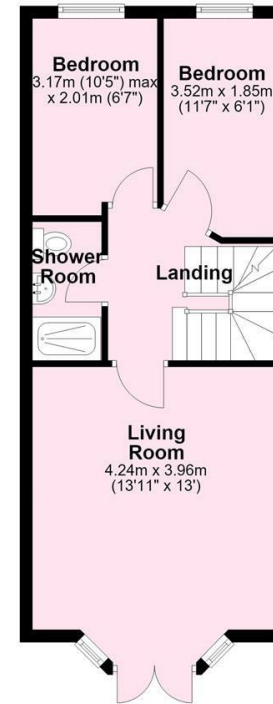
### Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



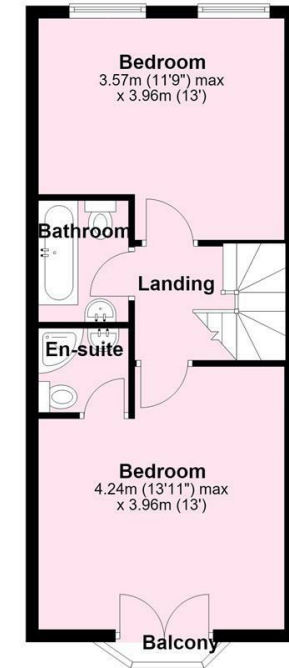
### First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



### Second Floor

Approx. 39.0 sq. metres (420.0 sq. feet) (excluding Balcony)



Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified. Plan produced using PlanUp.

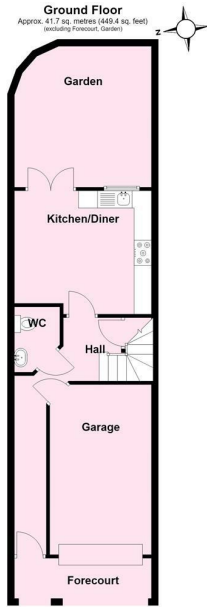
**Offers In Excess Of £475,000**

**Tenure: Freehold**

**Council Tax Band: D**

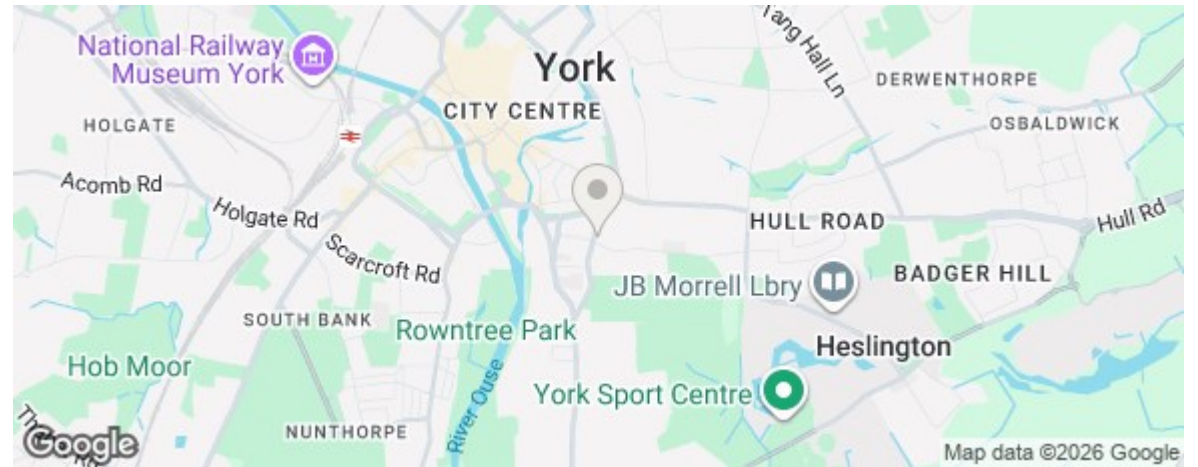






Total area: approx. 41.7 sq. metres (449.4 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding attics and roof storage) All measurements and fixtures including doors and windows are approximate and should be independently verified. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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	

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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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