



HUDSON
MOODY

31 St. Andrew Place, York YO1 7BP

An impressive MODERN END TERRACED HOUSE overlooking an attractive quiet Square in the HEART OF YORK. The house offers good sized living accommodation with two reception rooms, three bedrooms and a picturesque courtyard garden.

- Attractive Modern Semi-Detached House
- Overlooks Communal Garden Area
- Two Reception Rooms
- Well Fitted Kitchen
- Three Bedrooms
- House Bathroom
- Enclose Courtyard Garden
- Nearby Garage and Parking
- City Centre Location
- Easy Access to All Shops and Services

Guide Price £475,000

Tenure: Leasehold

Council Tax Band: E

31 St Andrews Place
Approximate Gross Internal Area = 66.8 sq m / 719 sq ft

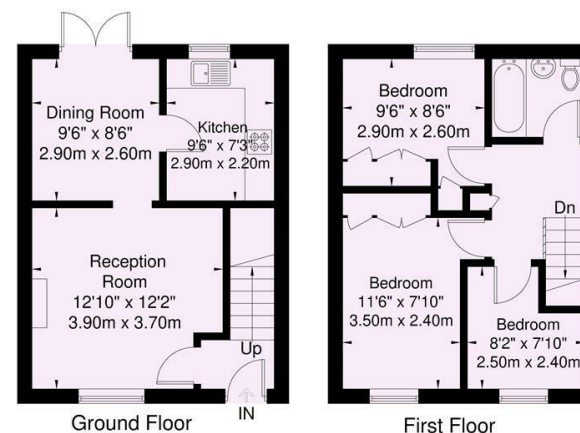


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





31 St Andrews Place
 Approximate Gross Internal Area = 66.8 sq m / 719 sq ft

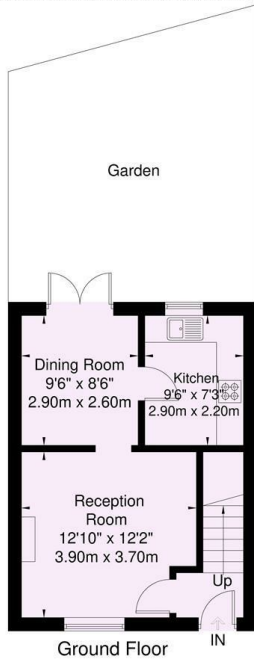
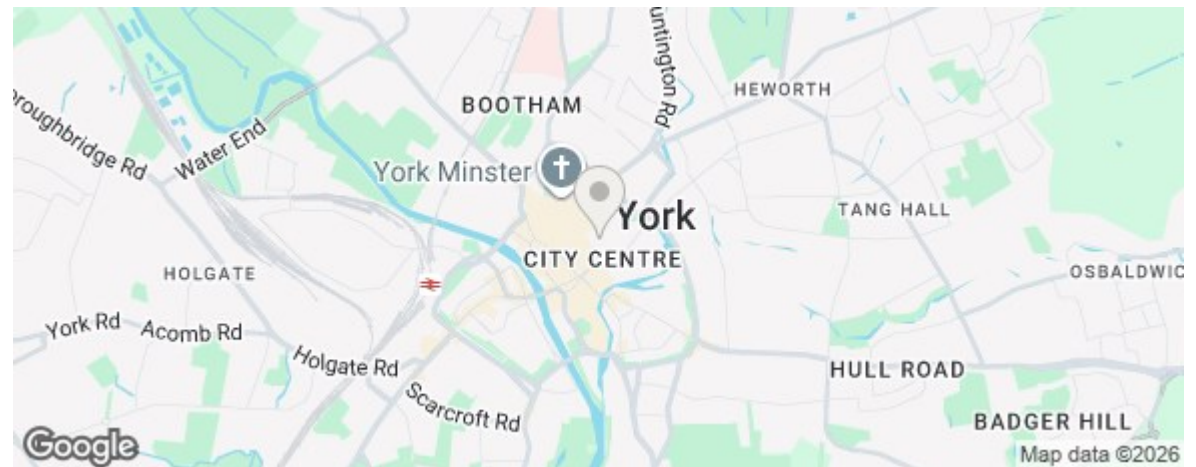


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | 85 |
| | | | 71 |



**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