



HUDSON
MOODY

30 Buckingham Street, York YO1 6DW

Situated in the quiet and sought after Bishophill Conservation Area of York is this charming mid-terrace period house that retains a number of period features. The house lies within easy reach of the vibrant shops and restaurants on Micklegate and just short walk into York city centre.

- Attractive Period Terrace
- Desirable Bishophill Conservation Area
- Period Features Throughout
- Double Glazed Sliding Sash Windows
- Cosy Living Room with Parquet Flooring
- Two Well Proportioned Bedrooms
- Large Upstairs House Bathroom
- Attractive Enclosed Courtyard
- Easy Access to York City Centre

Guide Price £325,000

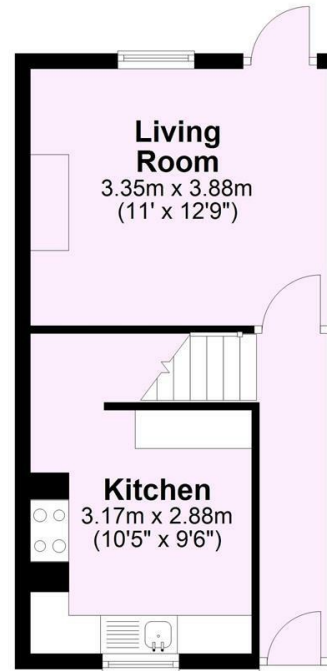
Tenure: Freehold

Council Tax Band: C



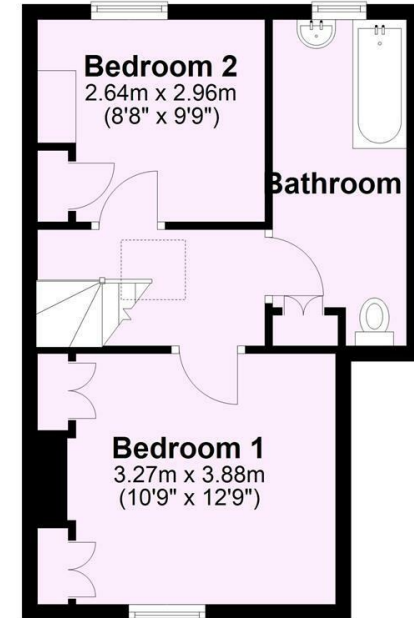
Ground Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 63.1 sq. metres (679.6 sq. feet)







Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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