



HUDSON
MOODY

14 St. Pauls Terrace, York YO24 4BL

Approximate Gross Internal Floor Area = 74.4 sq m / 801 sq ft

St Paul's Terrace is a traditional street of Victorian terraced houses that are tucked away in a quiet area close to Holgate Road and within easy reach of York city centre and railway station.

No 14 offers a large living/dining room, a well fitted galley style kitchen, lobby and ground floor bathroom together with two double bedrooms on the first floor. The property is the only one in the terrace that has a private passageway giving access to the rear courtyard garden.

- Surprisingly Spacious Victorian Terraced House
- Passageway from Street to Courtyard
- Brand New Roof in September 2025
- Spacious Living Room
- Galley Style Kitchen
- Lobby and Ground Floor Bathroom
- Two Double Bedrooms
- Rear Courtyard
- Good Access to City and Railway Station
- No Chain

Guide Price £270,000

Tenure: Freehold

Council Tax Band: B

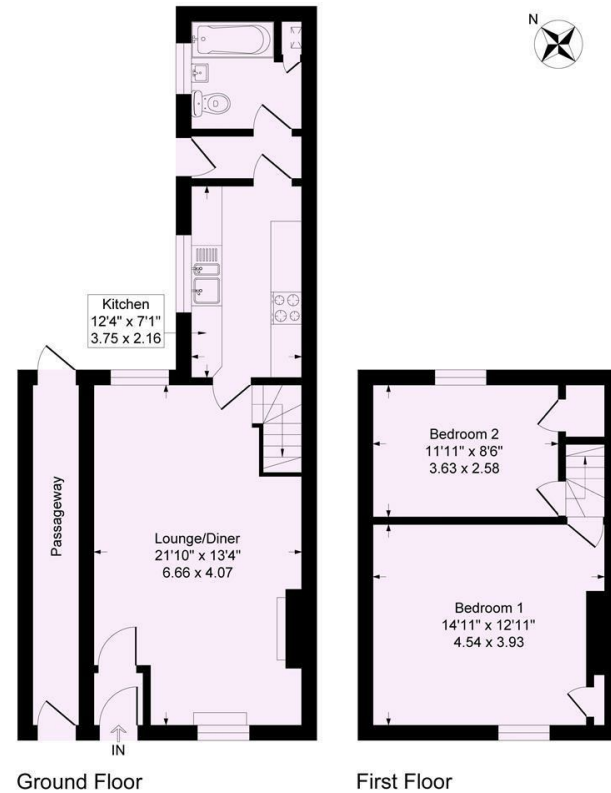
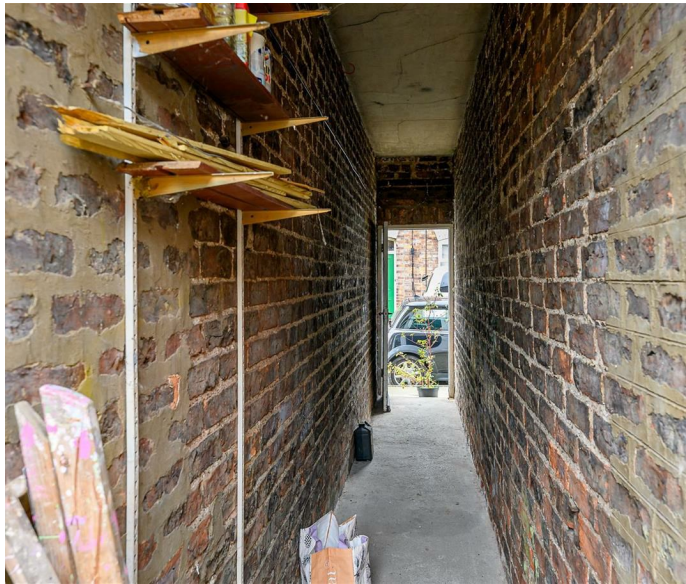
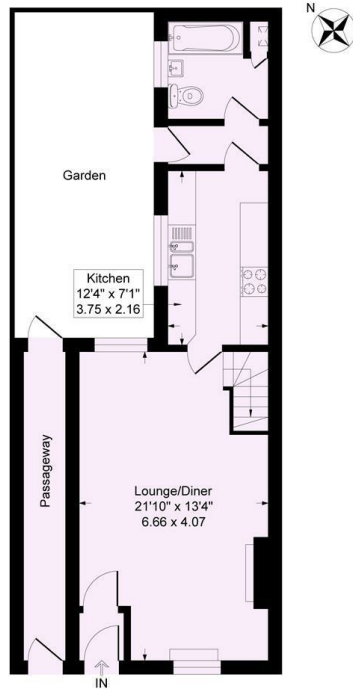


Illustration for identification purposes only, measurements are approximate, not to scale.





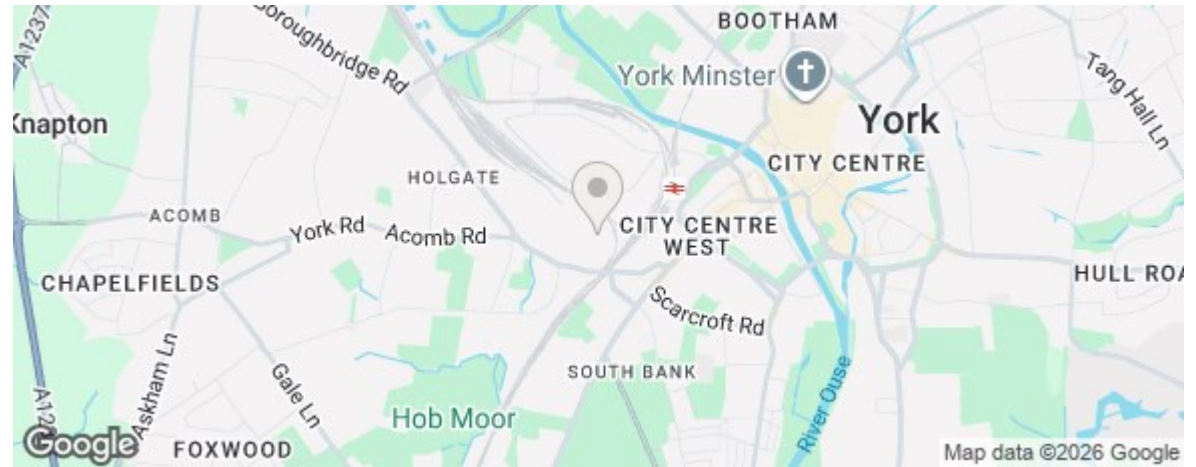
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Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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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.
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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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