



HUDSON
MOODY

50 Hartoft Street, York YO10 4BN

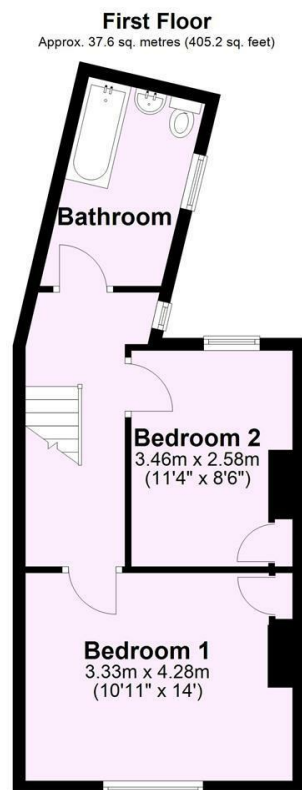
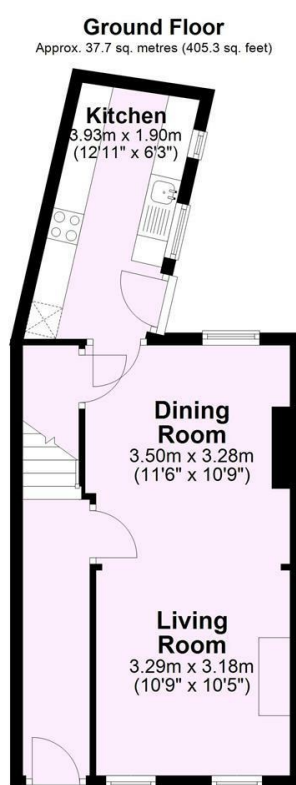
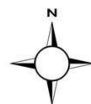
Set in an elevated position in the sought-after Fishergate area of York, close to the scenic River Ouse, this traditional mid-terraced property offers two well-proportioned bedrooms and a charming living space.

- Traditional Mid-Terrace House
- Open Plan Living and Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- House Bathroom
- Rear Courtyard
- Riverside Walks into the City Centre
- Elevated Location Close to the River Ouse.
- Local Shops and Facilities Nearby

Guide Price £300,000

Tenure: Freehold

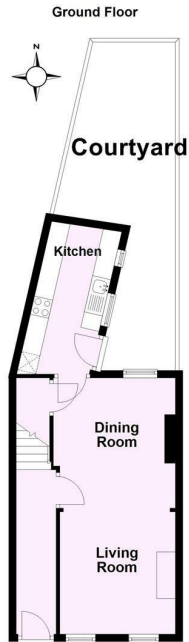
Council Tax Band: B



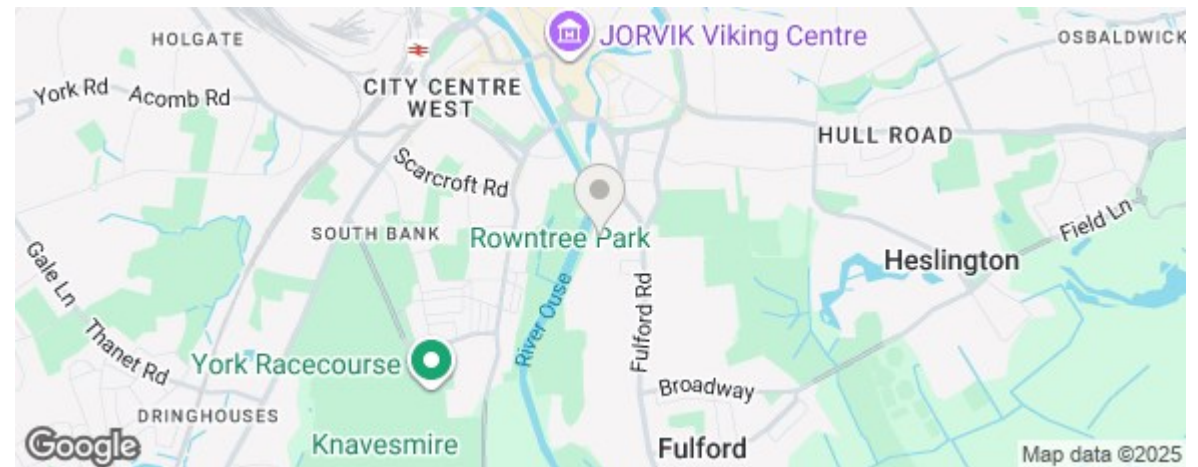
Total area: approx. 75.3 sq. metres (810.4 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

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