



HUDSON  
MOODY

24a Belle Vue Street, York YO10 5AY

A charming end of terrace, one bedroom period home. Situated on Belle Vue Street, off Heslington Lane, within walking distance of York city centre and easy reach of York University, the A19 and A64

- Quaint End of Terrace Home Overlooking the Churchyard
- Charming Features Throughout
- Well Appointed Living Room with Log Burning Stove
- Kitchen Dining Room
- One Double Bedroom with En-suite Shower Room
- Hive Operated Gas Central Heating
- Outside Stores
- Envious Location a 15 Minute Walk of the City Centre
- Easy Access of York University, A19 and A64
- On Street Parking Available

**Guide Price £265,000**

**Tenure: Freehold**

**Council Tax Band: B**

24 A Belle Vue Street  
Approximate Gross Internal Area = 54.6 sq m / 587 sq ft

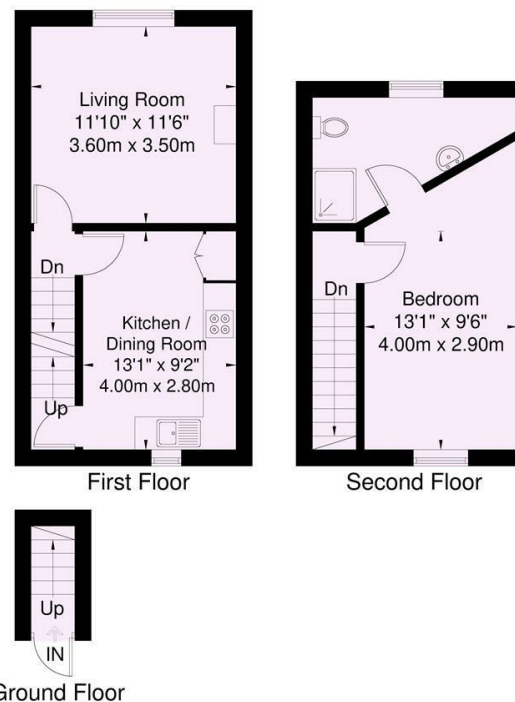


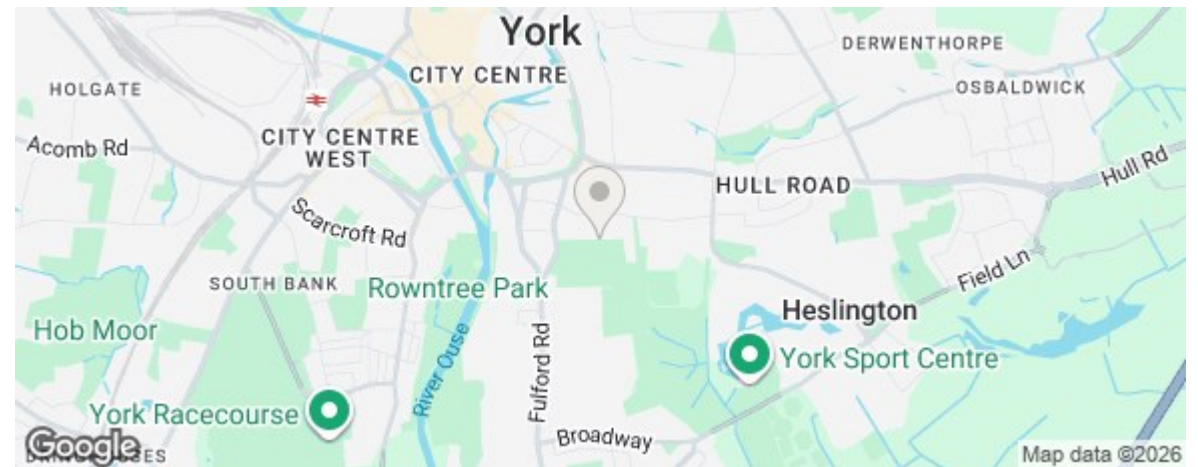
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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