



HUDSON  
MOODY

16 Nunmill Street, York YO23 1NU



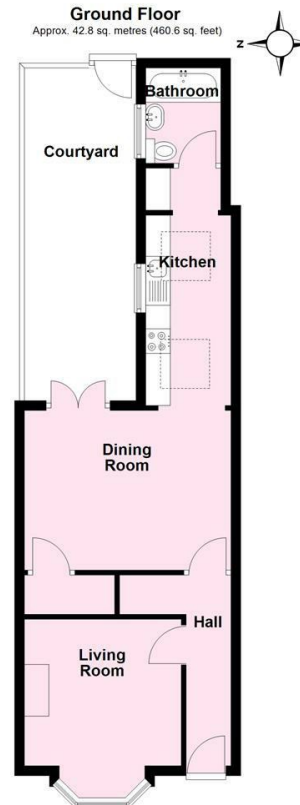
An updated and beautifully presented two-bedroom Victorian terraced house, situated in the popular 'Bishy Road' area of York. Ideally positioned for access to the city centre, railway station and nearby parade of shops and services on Bishopthorpe Road.

- Victorian Terraced House
- Refurbished Yet Retains Period Charm
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms, One En-suite
- Rear Courtyard
- Excellent Location
- Local Shops and Services
- Easy Access to York City Centre

**Offers Over £375,000**

**Tenure: Freehold**

**Council Tax Band: B**



Total area: approx. 42.8 sq. metres (460.6 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

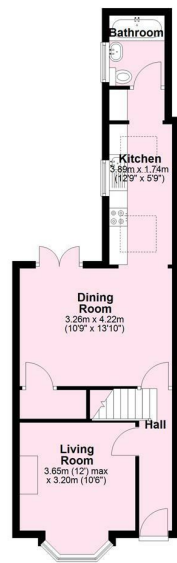
Plan produced using PlanUp.



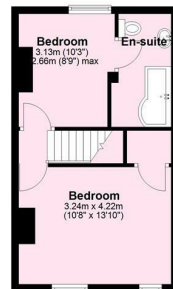




**Ground Floor**  
Approx. 42.9 sq. metres (460.6 sq. feet)

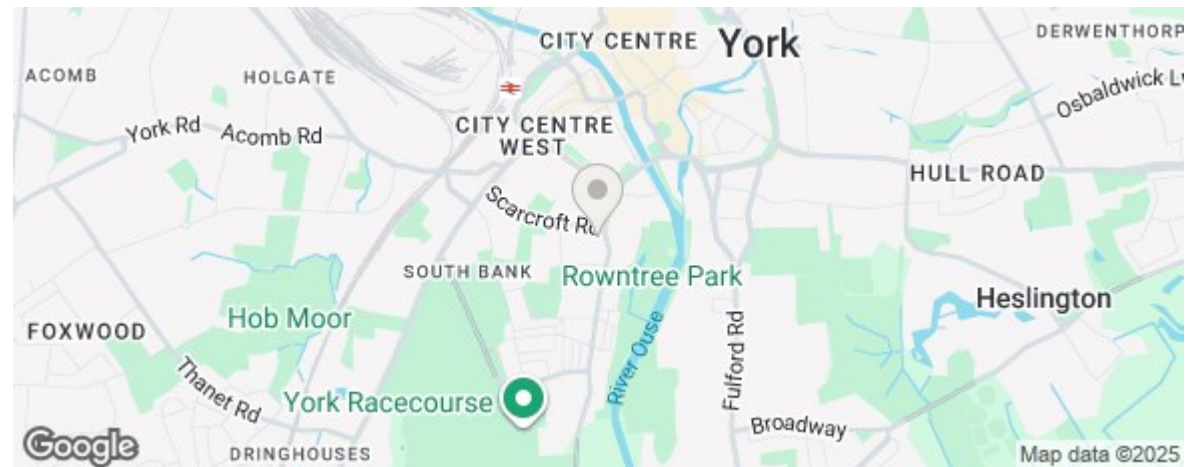


**First Floor**  
Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)  
Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Plan produced using PlanIt.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	



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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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**