
HUDSON
MOODY
37 Barbican Road, York YO10 5AA

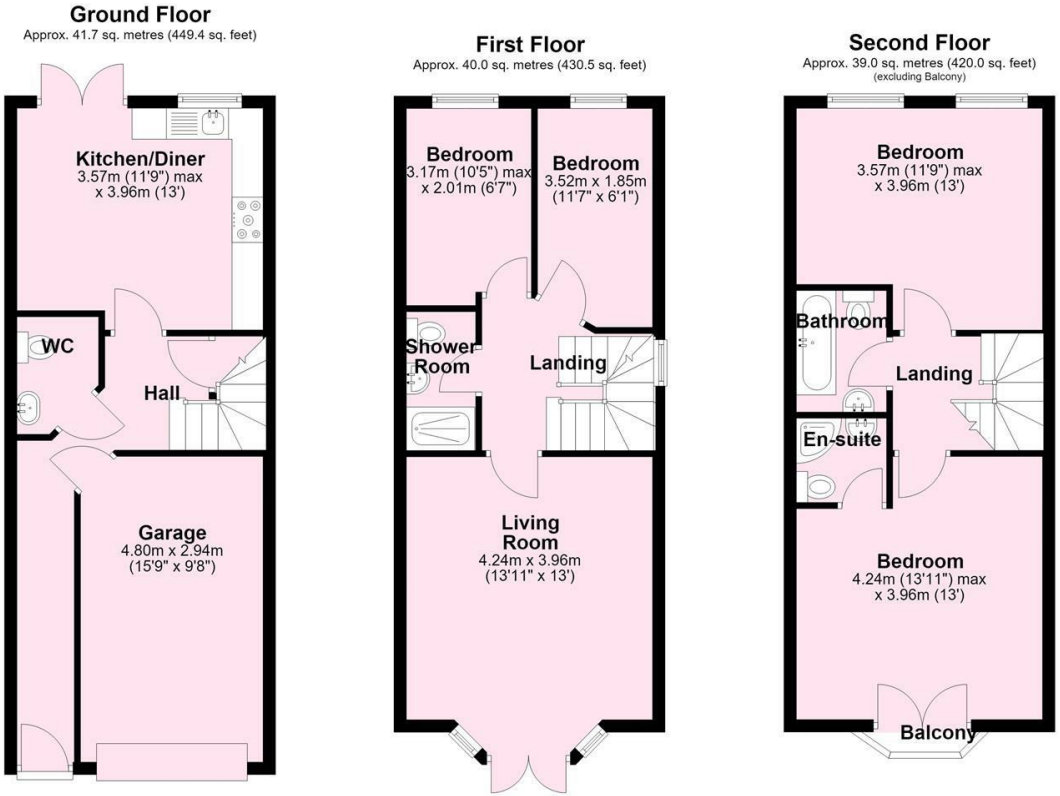
A modern end townhouse with integral garage, situated in an excellent location close to York city centre. Offered with no onward chain.
The house is entered by a separate front door beside the garage and is set out over three floors with a reception hall, dining kitchen and WC to the ground floor, a bright and airy living room with Juliet balcony on the first floor, plus four bedrooms and three bathrooms on the first and second floors.

- Modern End Townhouse
- Integral Garage
- Superb Dining Kitchen. Ground Floor WC.
- First Floor Living Room with Juliet Balcony
- Two Single Bedrooms and Shower Room
- Second Floor Master Bedroom with En-Suite and Juliet Balcony
- Further Double Bedroom and House Bathroom
- Rear Courtyard Garden with Side Access
- Close to City Centre
- No Onward Chain

Offers In Excess Of £475,000

Tenure: Freehold

Council Tax Band: D



Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

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





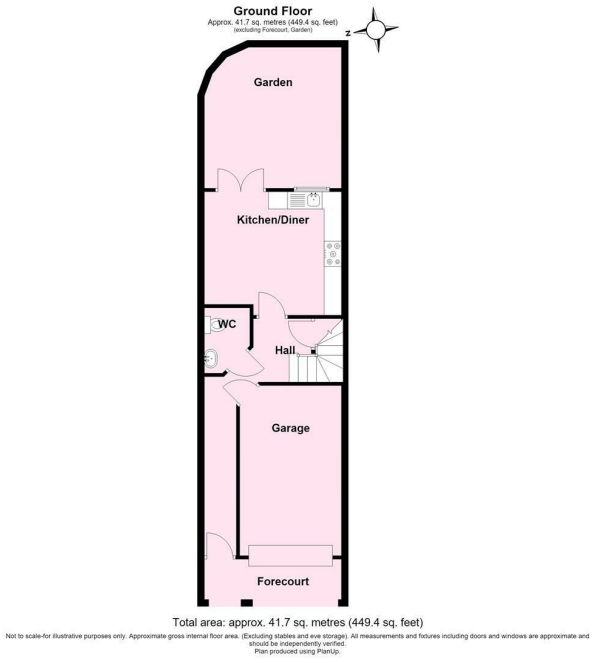




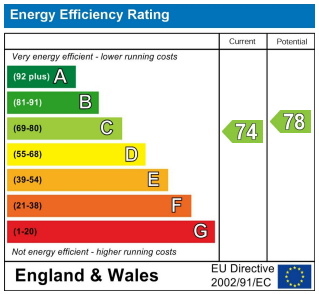


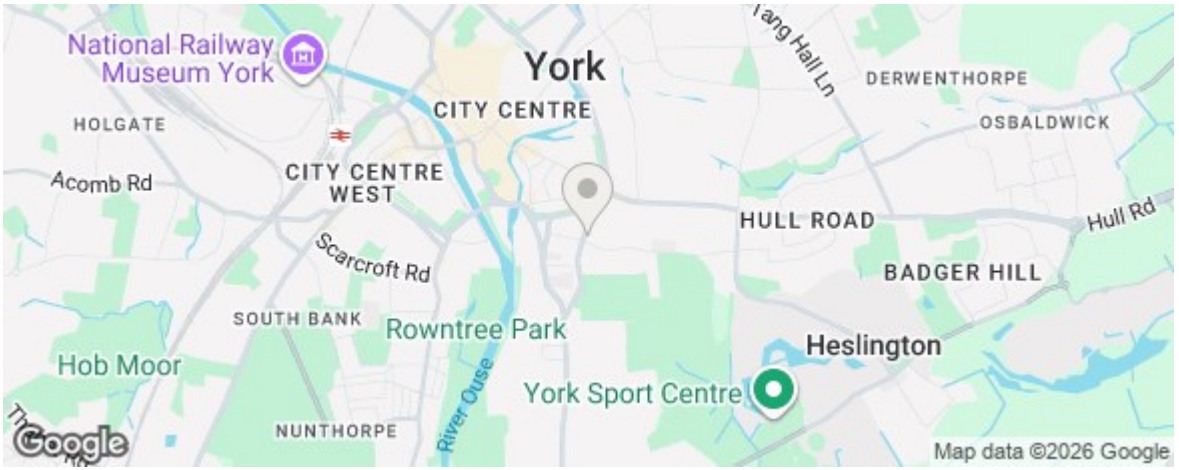












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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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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