



HUDSON
MOODY

41 Balmoral Terrace, York YO23 1HR

41 Balmoral

Approximate Gross Internal Area = 85.8 sq m / 924 sq ft

An extended and modernised bay-fronted mid-terrace home with a loft conversion, situated in the ever-popular South Bank area.

This property is ideal for first-time buyers or smaller families, offering an open-plan kitchen/diner, a utility room with WC, and a spacious living room. To the first floor are two bedrooms and a house bathroom, while the loft conversion provides an additional double bedroom with its own WC.

- Extended and Modernised Period Terrace
- Spacious Living Room
- Open Plan Dining Kitchen
- Utility and Ground Floor WC
- First Floor Double Bedroom and Single Bedroom or Home Office
- House Bathroom with Overhead Shower
- Loft Conversion with Double Bedroom and WC
- Courtyard Garden with Rear Access
- On-Street Parking
- Popular Location with Amenities Close By



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

Guide Price £395,000

Tenure: Freehold

Council Tax Band: B



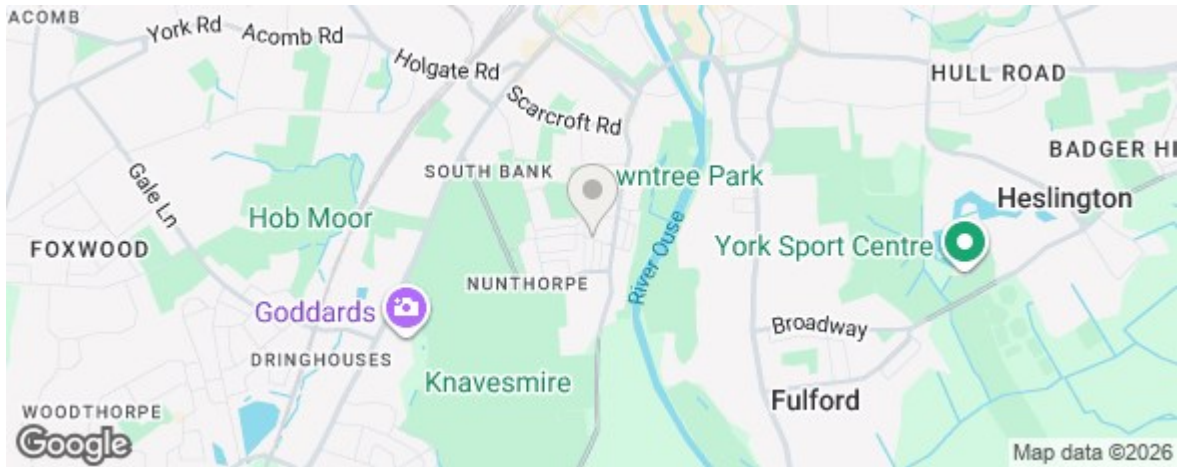


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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.
- 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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