



HUDSON  
MOODY

5 Albemarle Road, York YO23 1EN

Offered with NO CHAIN!

A stylish and beautifully presented, THREE STOREY VICTORIAN TOWNHOUSE, situated within an ideal location overlooking The Knavesmire.

This superb property has been meticulously and most sympathetically updated over recent years, yet retains all the charm and features of its age. The house now offers two reception rooms, a large open plan kitchen and dining room, four bedrooms, three impressive bath or shower rooms and a delightful well stocked courtyard garden.

- Most Impressive Victorian Townhouse Arranged Over Three Floors
- Sympathetically Updated, Retaining its Charm and Features
- Extended Dining Kitchen and Utility Room
- Two Reception Rooms
- 18ft Master Bedroom with Built In Wardrobes
- Second Double Bedroom, Shower Room and House Bathroom
- Bespoke Design and Finish Throughout
- Two Further Double Bedrooms, Jack & Jill En-suite
- Charming Front and Rear Courtyard Gardens
- Stunning Views Over The Knavesmire

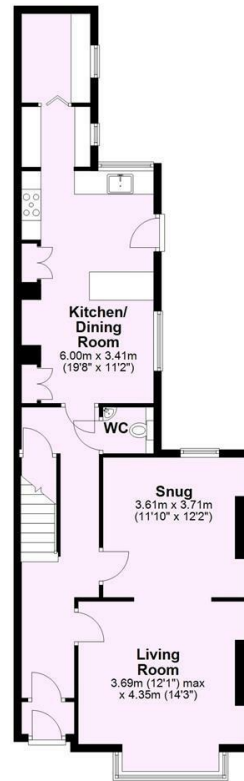
**Guide Price £940,000**

**Tenure: Freehold**

**Council Tax Band: F**



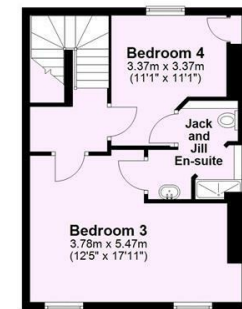
**Ground Floor**  
Approx. 75.9 sq. metres (817.1 sq. feet)



**Second Floor**  
Approx. 68.9 sq. metres (741.6 sq. feet)



**Third Floor**  
Approx. 40.5 sq. metres (435.9 sq. feet)



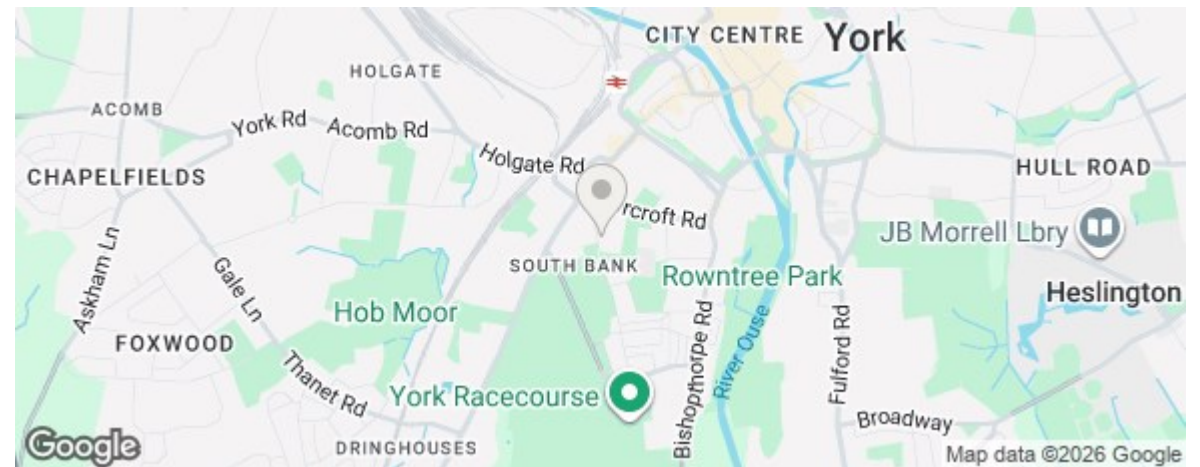
Total area: approx. 185.3 sq. metres (1994.7 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(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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