



HUDSON
MOODY

29 Belle Vue Street, York YO10 5AY

A beautifully presented Victorian terrace home, with a large, enviable garden. Also benefitting from a separate two storey garden house within the plot.

- Victorian Forecourted Mid Terrace Home
- Highly Desirable Location Within Walking Distance of the City Centre
- Entrance Hall and Ground Floor Utility with WC
- Beautifully Appointed Living and Dining Room
- Open Plan Kitchen Dining with Doors Overlooking the Garden
- Three Double Bedrooms, One with En-Suite
- Family Bathroom
- Substantial Rear Garden and Patio Terrace
- Separate Two Storey Garden House Ideal for Family Living Accommodation or Home Working
- Fantastic Commuter Links to the A19 and A64

Offers In Excess Of £650,000

Tenure: Freehold

Council Tax Band: D

Belle Vue Street York, YO10
 Approximate Area = 1555 sq ft / 144.5 sq m
 Outbuilding = 398 sq ft / 37 sq m
 Total = 1953 sq ft / 181.5 sq m (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99957







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(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.
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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