



HUDSON  
MOODY

18 Railway Terrace, York YO24 4BN

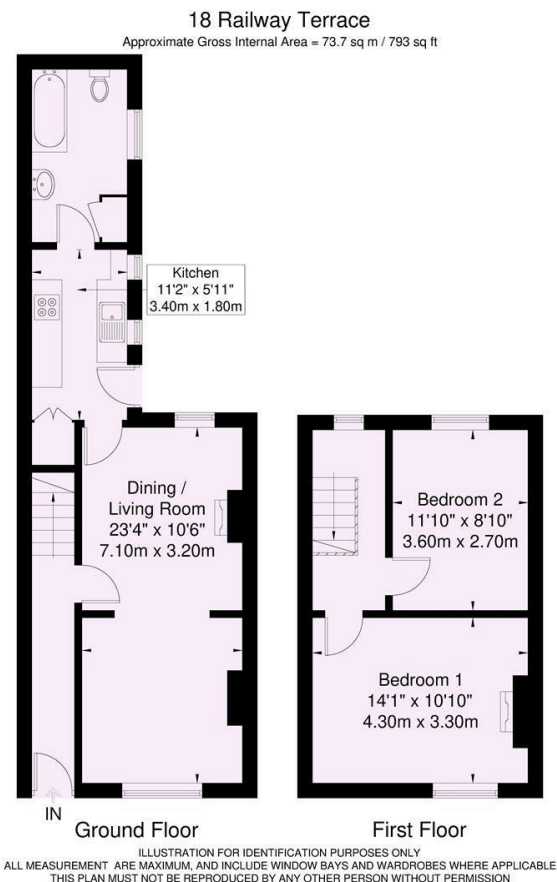
A charming Victorian terrace with original period features, offering delightful views of York Minster from the master bedroom. The sunny south-west facing courtyard garden floods the home with natural light, creating a bright and welcoming atmosphere throughout. Ideally suited to first-time buyers or working professionals, the property enjoys a central and convenient location.

- Period Terrace with Minster Views
- Open Plan Living / Dining Room
- Dining Area with Victorian Feature Fireplace
- Kitchen with Appliances
- Ground Floor House Bathroom
- Two Double Bedrooms
- South West Facing Courtyard
- On-Street Parking
- Close Proximity to York Train Station
- Local Shops and Amenities

**Guide Price £280,000**

**Tenure: Freehold**

**Council Tax Band: B**





18 Railway Terrace  
Approximate Gross Internal Area = 73.7 sq m / 793 sq ft

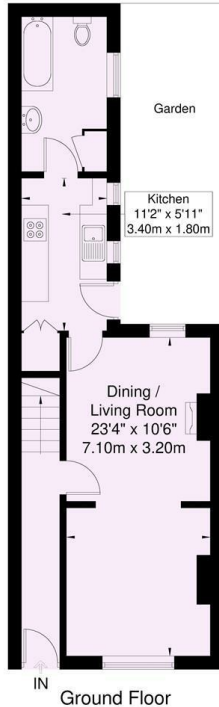
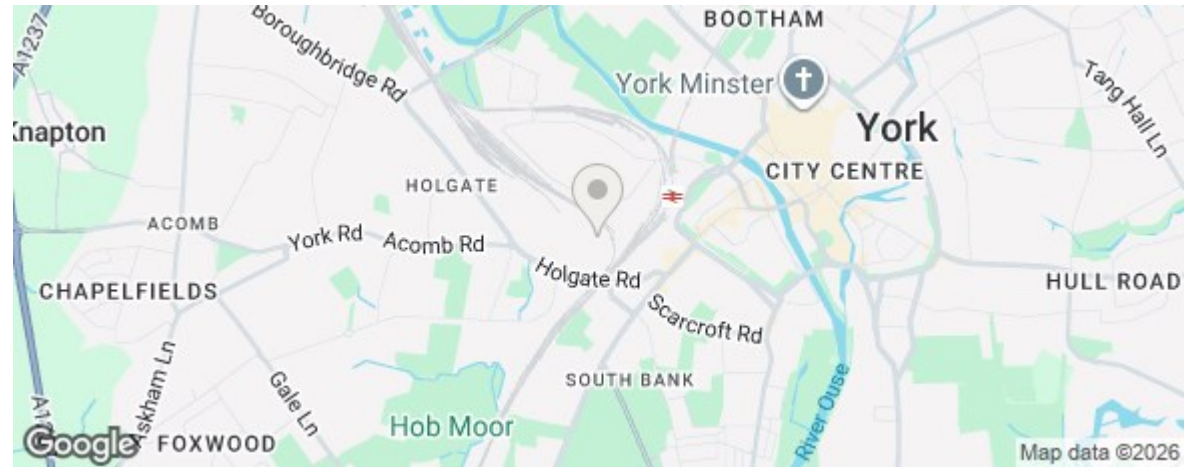


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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