

HUDSON MOODY

25 Hampden Street, York YO1 6EA

Situated in the sought after Bishophill Conservation area of York, is this traditional Victorian terraced house that offers generous living areas to the ground floor, two bedrooms and a contemporary bathroom on the first floor.

The house is offered with no onward chain and lies in an excellent location close to the City Walls with the grassy embankment, whilst Victoria Bar provides access to a good range of shops on Bishopthorpe Road and to the railway station along Nunnery Lane.

- Traditional Victorian Terraced House
- Excellent Location Close to City Centre and City Walls
- Living Room
- Breakfast Kitchen
- Two Well Proportioned Bedrooms
- Modern Bathroom
- Rear Courtyard
- Permit Parking Available
- NO ONWARD CHAIN

Offers Over £300,000

Tenure: Freehold

Council Tax Band: C

25 Hampden St

Approximate Gross Internal Floor Area = 54.6 sq m / 588 sq ft

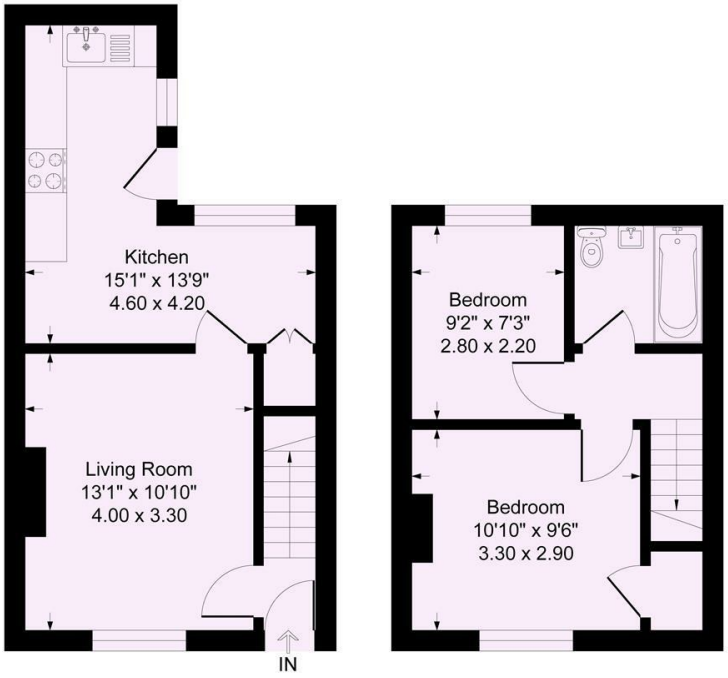


Illustration for identification purposes only, measurements are approximate, not to scale.









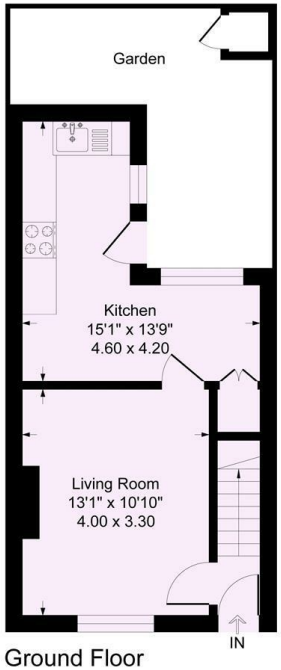






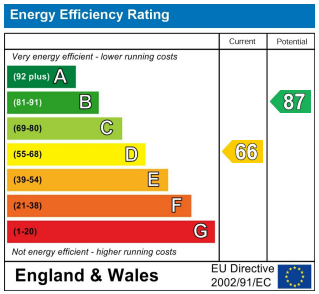
25 Hampden St

Approximate Gross Internal Floor Area = 54.6 sq m / 588 sq ft

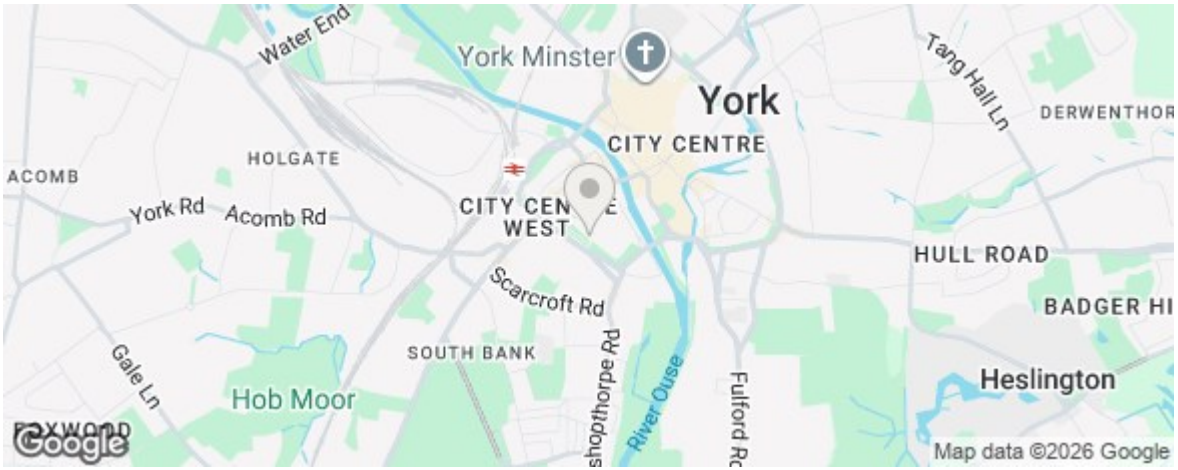


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.







HUDSON MOODY

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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com