



HUDSON
MOODY

71 Sutherland Street, York YO23 1HG

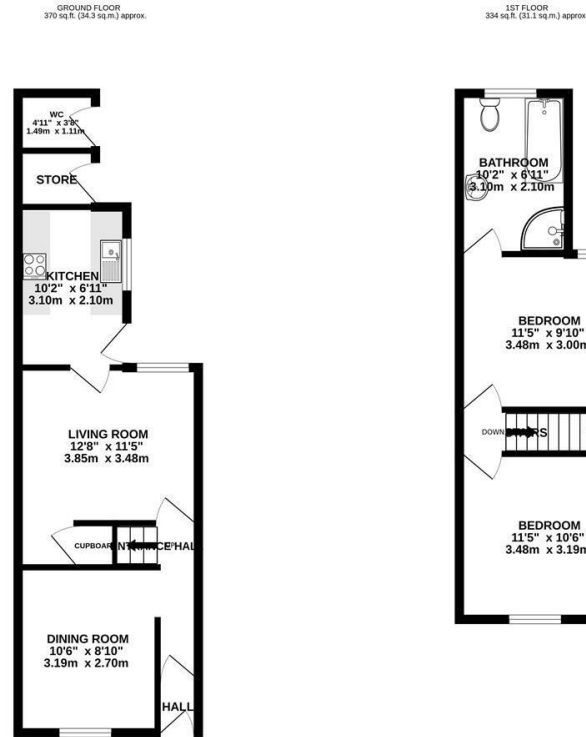
A VICTORIAN TERRACE with two reception rooms, two double bedrooms and an upstairs bathroom, situated in the popular SOUTH BANK area of York.

- Two Bedroom Victorian Terrace With Upstairs Bathroom
- Sought After South Bank Location
- Two Reception Rooms
- Fitted Galley Kitchen
- Two Double Bedrooms
- First Floor House Bathroom with Four-Piece Suite
- Rear Courtyard with Brick Built Storage
- Conveniently Located Close To Bishopthorpe Road Shops and The Knavesmire
- No Onward Chain

Guide Price £270,000

Tenure: Freehold

Council Tax Band: B



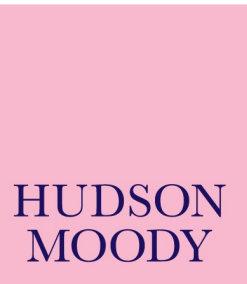
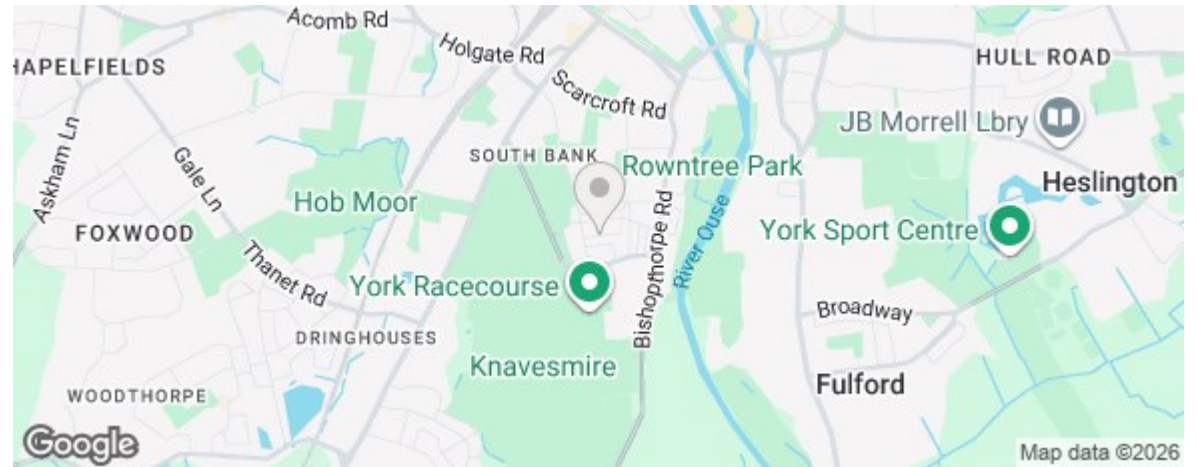
TOTAL FLOOR AREA: 704 sq ft. (65.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save the given.
 Made with Metrepro C2024







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com