



HUDSON
MOODY

58 Barlow Street, York YO26 5HP

A traditional two-bedroom terraced house situated on a quiet residential street between Boroughbridge Road and Acomb Road, providing convenient access to York railway station and the city centre.

Offered with NO ONWARD CHAIN, the property provides an excellent opportunity for a purchaser to put their own stamp on it.

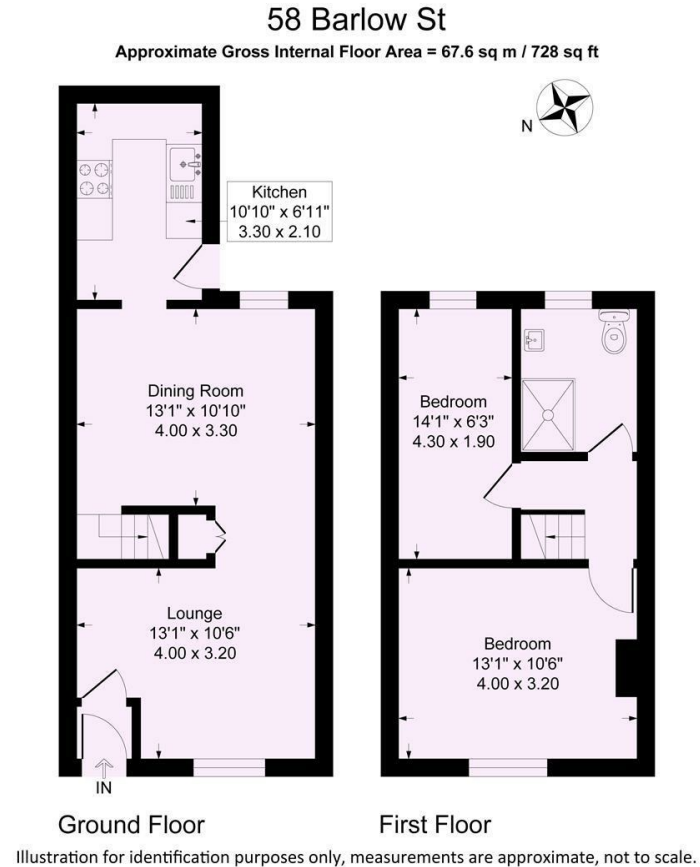
The accommodation briefly comprises a living room leading to the dining room and kitchen, central staircase to the first floor where there are two double bedrooms and a shower room.

- Period Home
- Quiet Location with Easy Access to York and Acomb Village
- Living Room
- Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Generous Rear Courtyard
- NO ONWARD CHAIN

Guide Price £245,000

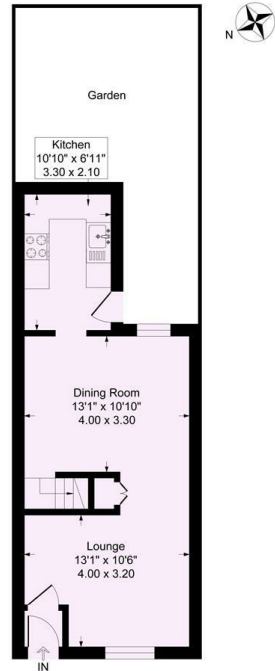
Tenure: Freehold

Council Tax Band: B





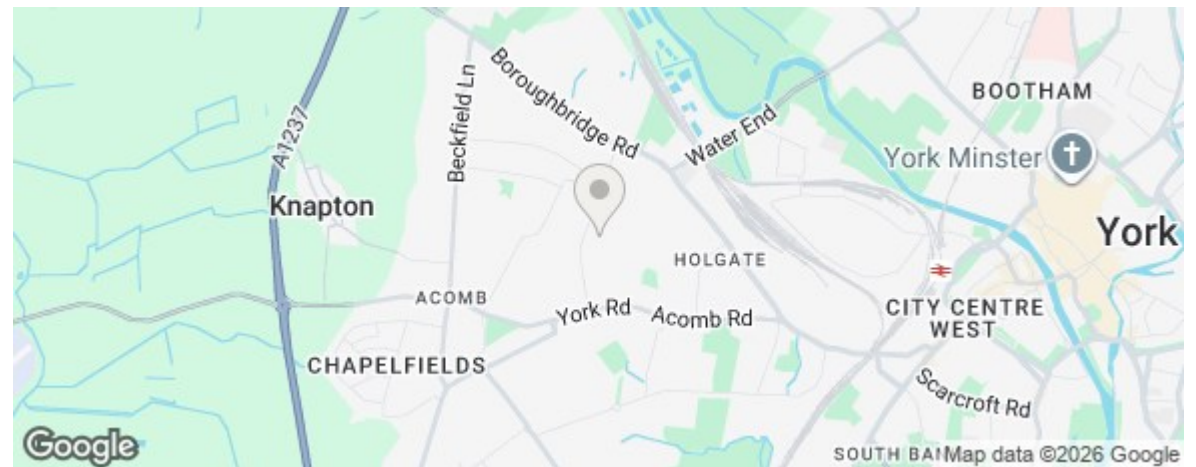
58 Barlow St
Approximate Gross Internal Floor Area = 67.6 sq m / 728 sq ft



Ground Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.
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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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