



HUDSON
MOODY

11 Lower Ebor Street, York YO23 1AY

Situated just moments from the ever-popular Bishopthorpe Road and within easy walking distance of York city centre, this beautifully presented Victorian terraced home seamlessly combines period character with stylish modern living.

The property has been thoughtfully renovated throughout while retaining many original features and the benefit of a new roof.

- Traditional Victorian Terraced House
- Open Living and Dining Room
- Fitted Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Third Bedroom
- First Floor Cloakroom
- Attractive Rear Courtyard
- Nearby Shops and Amenities
- Riverside Walks and Leisure Area

Guide Price £335,000

Tenure: Freehold

Council Tax Band: B

11 Lower Ebor Street
Approximate Gross Internal Floor Area = 81.0 sq m / 873 sq ft

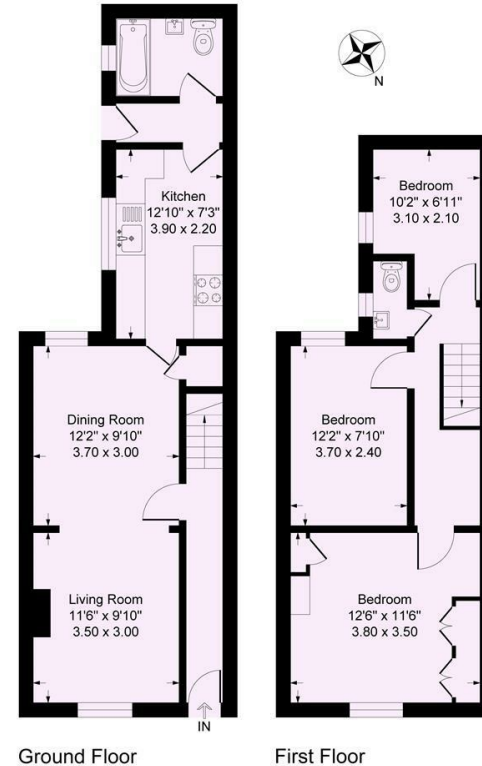


Illustration for identification purposes only, measurements are approximate, not to scale.





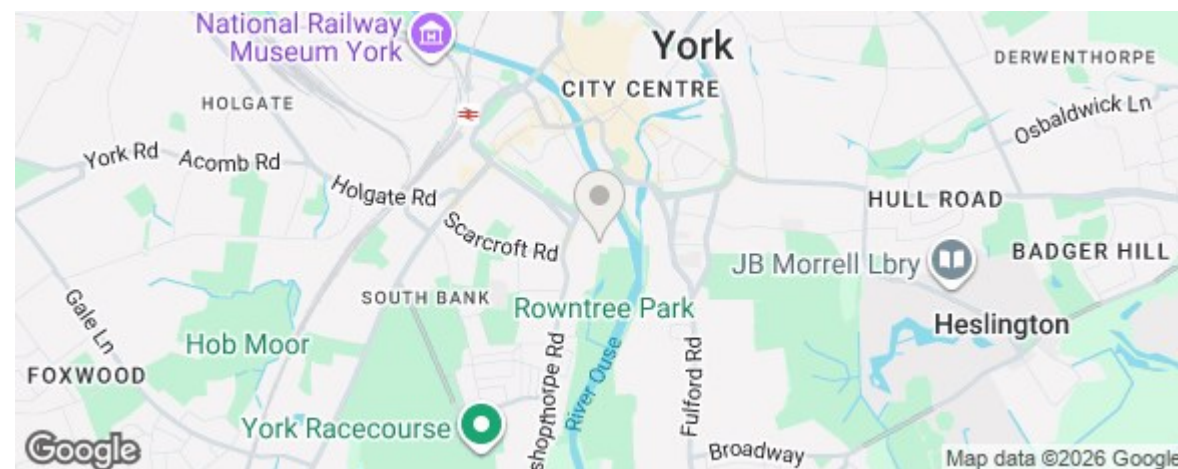
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Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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