



HUDSON  
MOODY

5 Promenade Row St. Benedicts Road, York YO23  
1YP

A surprisingly spacious four storey, 3/4 bedroom townhouse with driveway & garage, situated in a convenient location within easy reach of York city centre and railway station. It also lies close to Nunnery Lane and an award winning parade of shops on Bishopthorpe Road.

- Four Storey Townhouse Offered with No Chain
- Convenient Location for City Centre, Railway Station and Award Winning "Bishy Road"
- Garage, WC and Utility (previously Bedroom 4)
- First Floor Spacious Open Plan Living, Dining and Kitchen Area
- Second Floor Master Bedroom with En-Suite Bathroom
- Additional Bedroom on Second floor
- Top Floor Double Bedroom and Shower Room
- Private Courtyard Garden
- Close to Rowntrees Park and Riverside Walks
- Off Street Parking

**Guide Price £400,000**

**Tenure: Freehold**

**Council Tax Band: D**

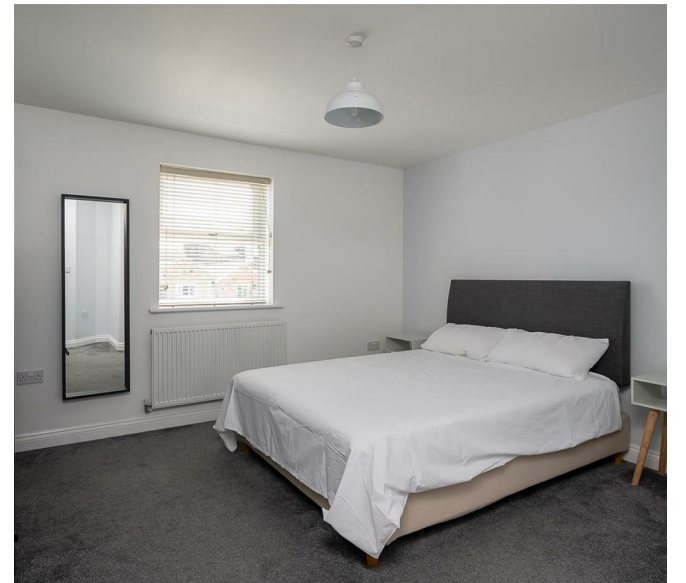
Promenade Row, St Benedict Road, York, YO23 1YP

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



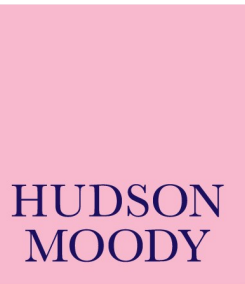
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	87
(55-68) D			
(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.
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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