



HUDSON
MOODY

49 Millfield Road, York YO23 1NH

Situated in an excellent location close to Scarcroft Road, in the popular South Bank area of York, is this incredibly spacious mid-terrace Victorian house that is laid out over three floors.

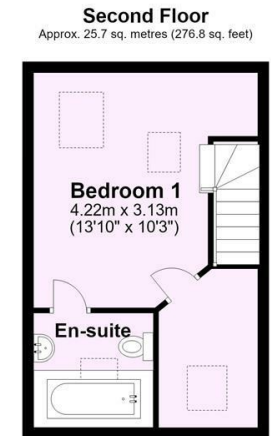
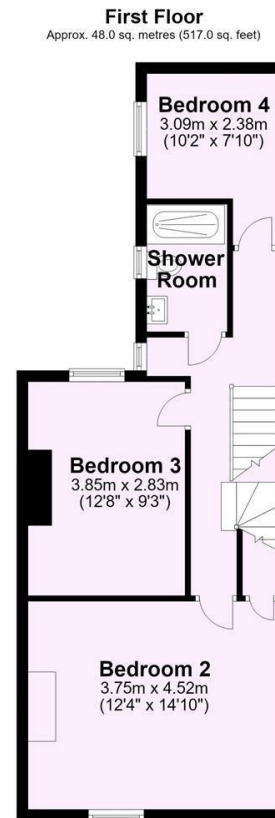
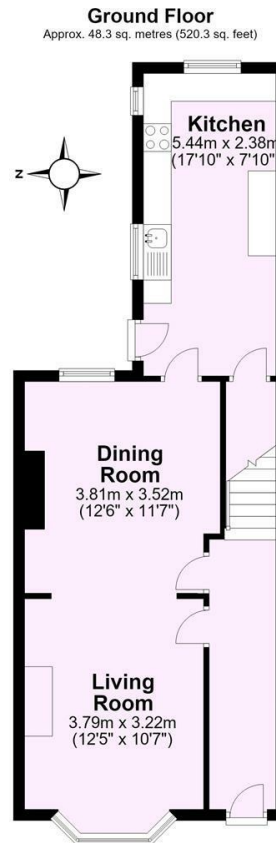
The house has been sympathetically updated for modern living and now offers a generous open plan living and dining area, a large kitchen, four bedrooms and two bathrooms. A number of charming original features have been retained including a mosaic tiled hallway, stained glass windows, ceiling roses, bedroom fireplaces and oak flooring.

- A Superb Victorian Mid-Terrace House
- Updated Throughout Yet Retaining Period Features
- Open Plan Living and Dining Room with Log Burner
- Large Galley Style Kitchen
- Generous Rear Courtyard
- Two First Floor Double Bedrooms with Original Fireplaces
- Additional Single Room/Home Office
- Contemporary Shower Room
- Second Floor Master En-Suite Bathroom
- On Street Permit Parking Available

Guide Price £595,000

Tenure: Freehold

Council Tax Band: D



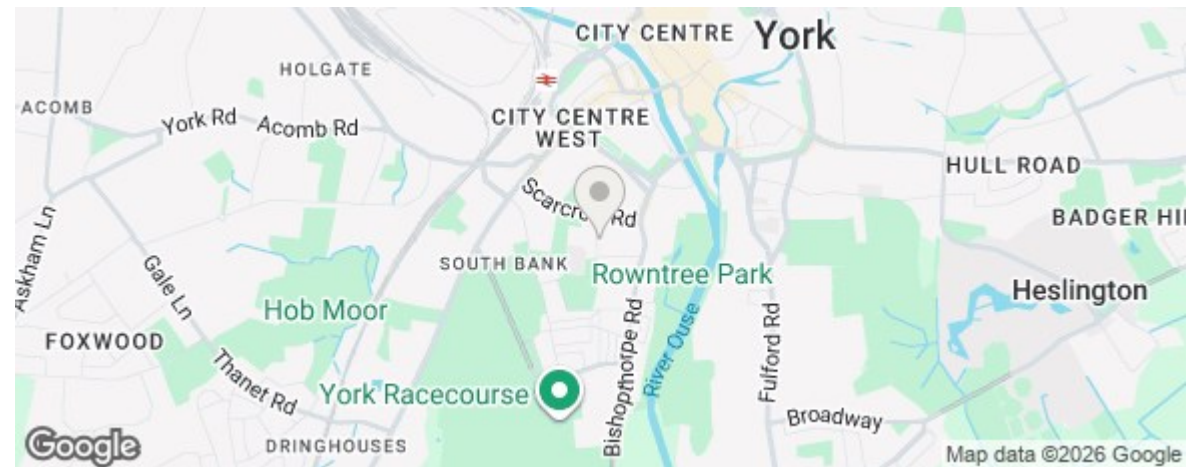
Total area: approx. 122.1 sq. metres (1314.1 sq. feet)







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



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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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