



HUDSON  
MOODY

8 Dewsbury Terrace, York YO1 6HA

A Grade II listed forecourted terraced house in a prime York city walls location, offering two double bedrooms, period features, spacious living and courtyard garden with excellent potential to enhance, subject to consents.

- Grade II Listed terraced home in a prime location just inside York's historic city walls
- Bishophill Conservation Area
- Walking distance to York city centre, railway station, and Bishophorpe Road amenities
- Peaceful position with attractive views towards the city walls
- Open-plan living/dining room filled with natural light and period character
- Feature fireplace with open fire basket adding warmth and charm
- Fitted kitchen with integrated appliances and access to rear courtyard and cellars
- Two spacious double bedrooms, both with built-in storage (one with original fireplace)
- Modern bathroom with shower over bath
- Enclosed rear courtyard

**Offers Over £400,000**

**Tenure: Freehold**

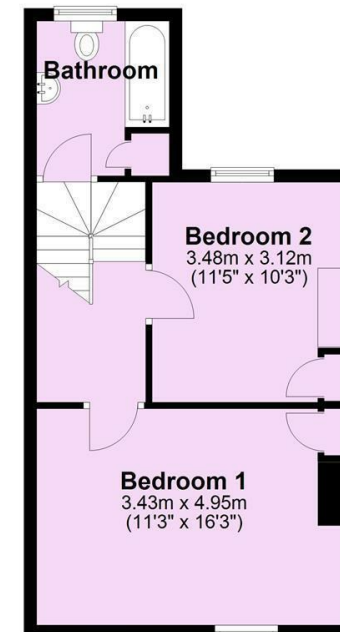
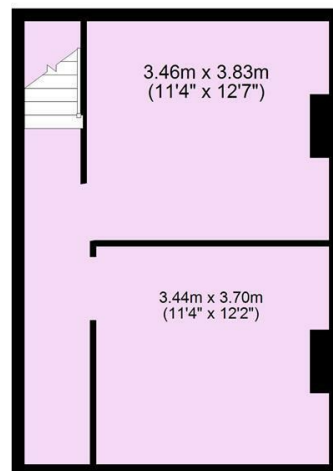
**Council Tax Band: D**



**Ground Floor**  
Approx. 40.0 sq. metres (430.9 sq. feet)

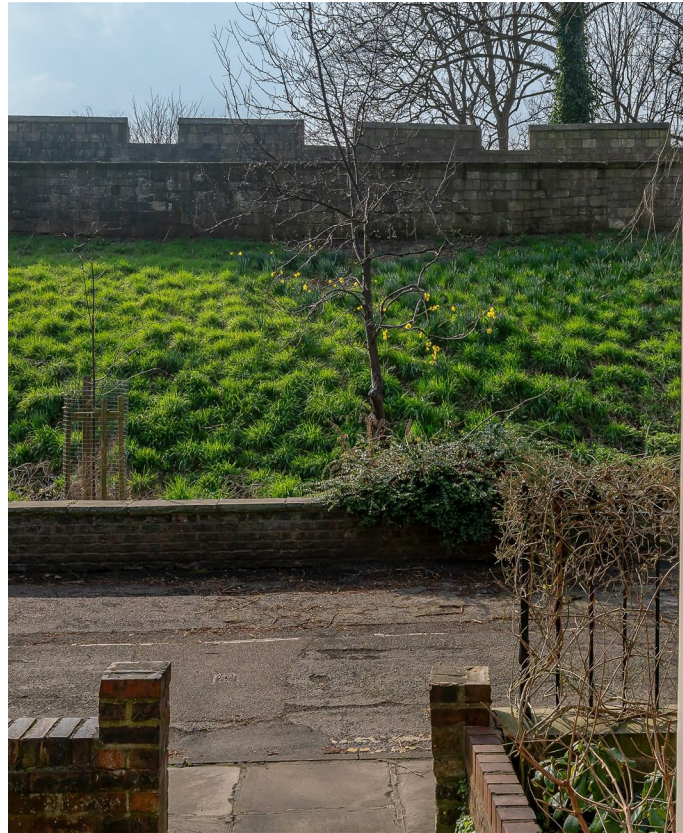
**First Floor**  
Approx. 40.0 sq. metres (430.9 sq. feet)

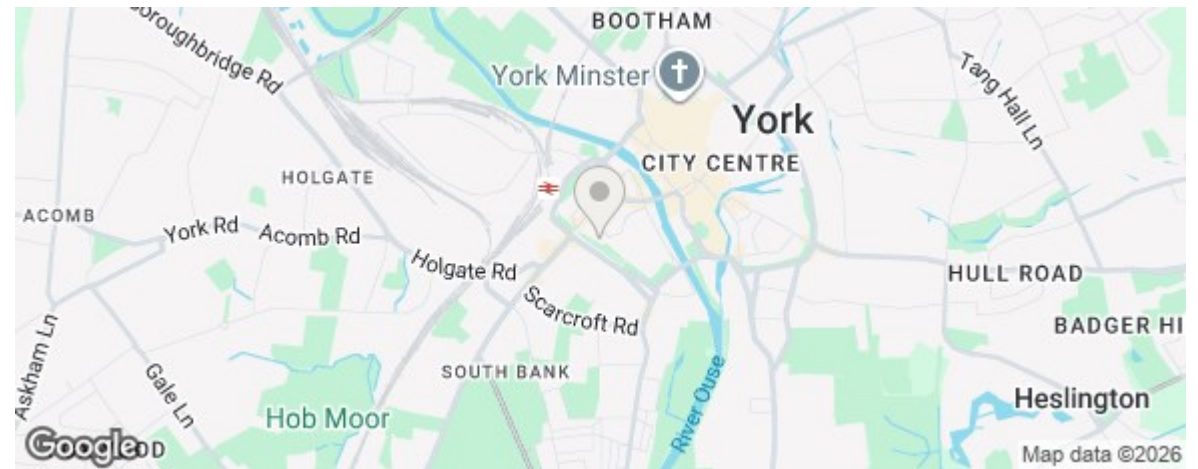
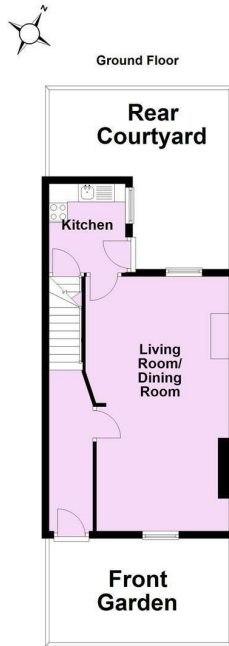
**Cellar**  
Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 113.9 sq. metres (1225.9 sq. feet)







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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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