



HUDSON
MOODY

80 Vyner Street, York YO31 8HS

Vyner Street, York, YO31

Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft
(Excluding Restricted Use Area)
Restricted Use Area = 6.7 sq m / 72 sq ft
Total = 139.0 sq m / 1496 sq ft



A superb recently updated TRADITIONAL TERRACED HOUSE situated close to Wigginton Road with easy access to York city centre, the outer ring road and lies close to York District Hospital.

This charming period house has been refurbished to a high standard with contemporary open plan living accommodation to the ground floor, four bedrooms and a good sized rear garden.

- Beautifully Updated Period Terraced House
- Enclosed Forecourt
- Entrance Hall and Living Room
- Superb Open Plan Dining Kitchen
- Utility Room and Ground Floor Cloakroom
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom and Contemporary House Bathroom
- Two Top Floor Double Bedrooms
- Tidy Rear Garden with Patio
- On Street Permit Parking Available.



illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Offers In Excess Of £550,000

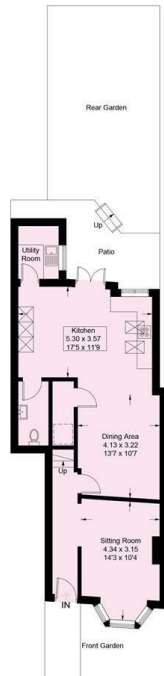
Tenure: Freehold

Council Tax Band:





Vyner Street, York, YO31



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(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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