



HUDSON
MOODY

64 Russell Street, York YO23 1NW

Situated just off Scarcroft Road in the popular South Bank area, this charming two-bedroom period terrace is rich in character, boasting a wealth of original features including attractive fireplaces with decorative cast-iron surrounds, ornate cornicing, ceiling roses and traditional tiled flooring.

A light, neutral décor complements the property's timeless charm, offering a blank canvas for the new owner to make it their own.

- Attractive Two-Bedroom Period Terrace with a Wealth of Original Period Features
- Sought After Location
- Two Reception Rooms
- Spacious Double Bedroom
- Additional Room Ideal For A Home Office or Dressing Area
- Unique Second Floor Bedroom
- West-Facing Rear Yard
- Brick-Built Outbuilding With Existing Plumbing
- Excellent Potential For Further Improvement In A Popular South Bank Location
- NO ONWARD CHAIN

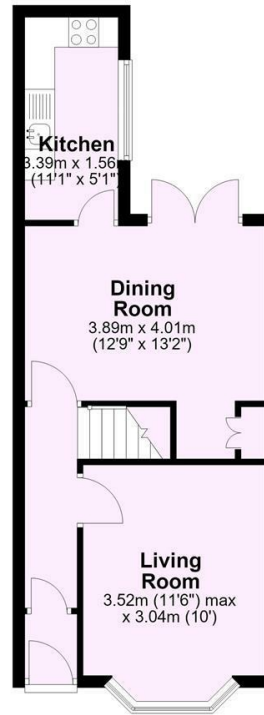
Guide Price £350,000

Tenure: Freehold

Council Tax Band: C



Ground Floor
Approx. 35.8 sq. metres (385.2 sq. feet)



First Floor
Approx. 36.5 sq. metres (393.1 sq. feet)



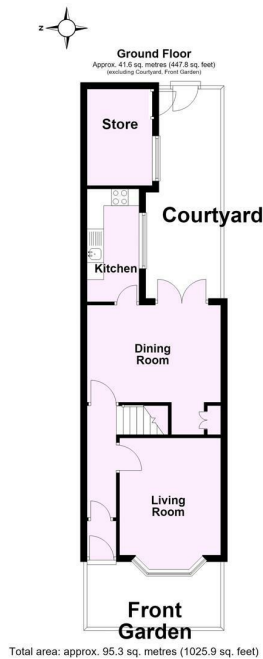
Second Floor
Approx. 17.2 sq. metres (184.9 sq. feet)



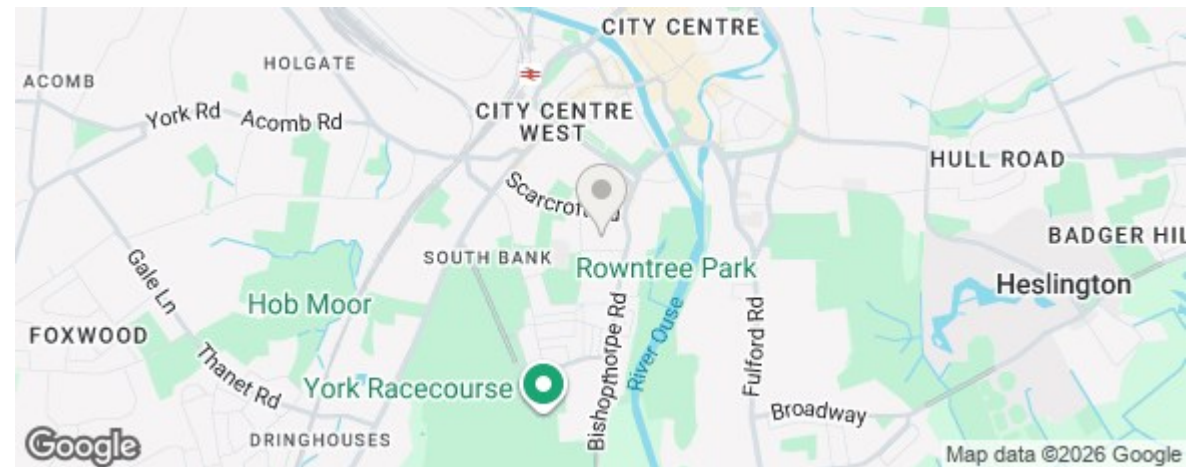
Total area: approx. 89.5 sq. metres (963.2 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.
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