



20 Garfield Terrace, York YO26 4XU

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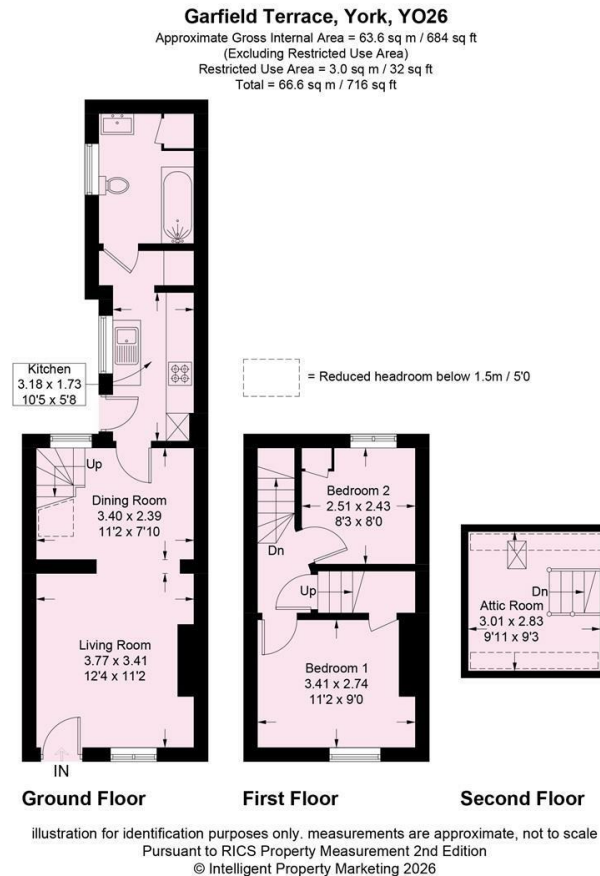
Situated in the popular Leeman Road area of York, this period terrace offers open plan living/dining room, galley kitchen and bathroom to the ground floor, whilst on the first floor are two double bedrooms and on the second floor is a large attic room.

- Spacious Terraced Home
- Popular Residential Area
- Open Plan Living and Dining Room
- Galley Style Kitchen with Appliances
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Additional Attic Room
- Rear Courtyard
- Pleasant Riverside Walks Nearby
- No Onward Chain

**Guide Price £220,000**

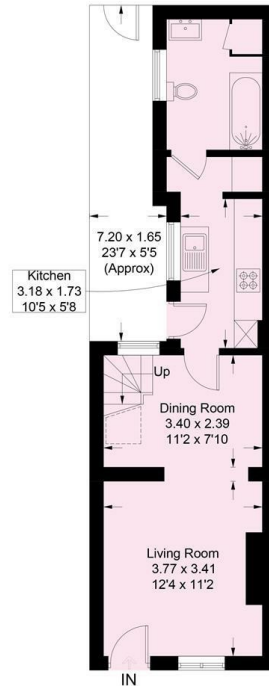
**Tenure: Freehold**

**Council Tax Band: A**





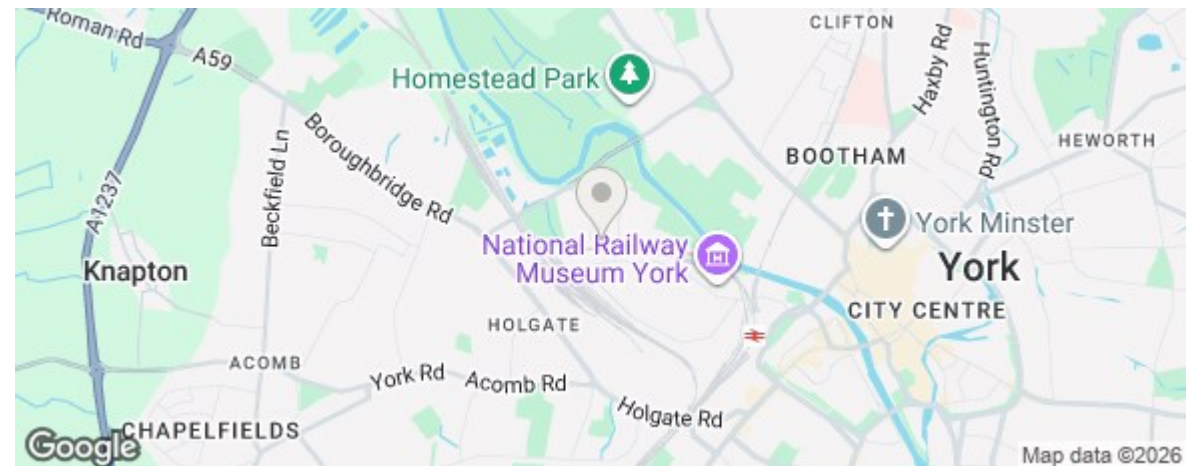
## Garfield Terrace, York, YO26



### Ground Floor

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Pursuant to RICS Property Measurement 2nd Edition  
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| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         | 84                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  |                         |                                                                                     |
| (39-54) E                                   |  | 62                      |                                                                                     |
| (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

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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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- 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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