



HUDSON
MOODY

4 Bewlay Street, Bishopthorpe Road, York YO23 1JT

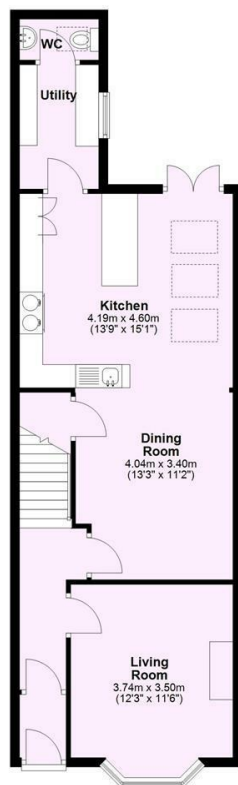
A four bedroom, forcourted Victorian terrace home, situated on Bewlay Street, off Bishopthorpe Road. An enviable location just a short stroll of popular shops, Cafes', Restaurants and Rowntree Park and within easy reach of York train station.

- Living Room with Bay Fronted Sash Windows
- Extended, Open Plan Kitchen, Dining and Sitting Room
- Well Equipped Kitchen with Integral AGA Cooker and Granite Worktops
- Ground Floor Utility Room and Separate WC
- Principle Bedroom with En-suite Shower Room and a Further Double Bedroom
- Family Bathroom with Bath and Separate Shower
- Loft Conversion with Two Bedrooms and Minster Views to the Rear
- Enviable Location within Easy Walking Distance of Bishopthorpe Road Shops, Rowntree Park and The Knavesmire
- Good Sized Private Courtyard Garden
- No Onward Chain. Permit Parking

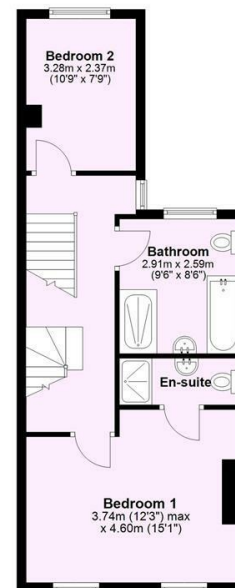
Guide Price £695,000

Tenure: Freehold

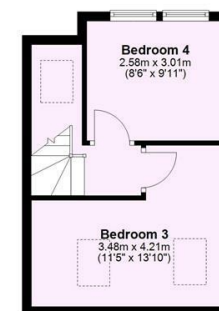
Council Tax Band: C



First Floor
Approx. 46.4 sq. metres (499.2 sq. feet)



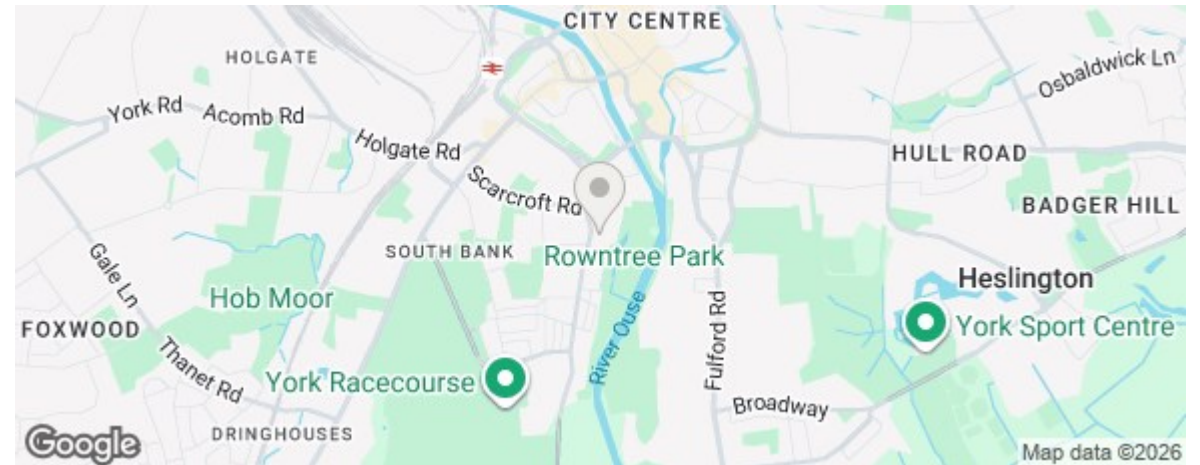
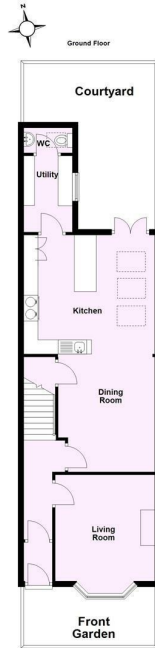
Second Floor
Approx. 28.3 sq. metres (305.4 sq. feet)



Total area: approx. 134.4 sq. metres (1446.9 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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	

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.

**HUDSON
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