



HUDSON
MOODY

31 Park Crescent, York YO31 7NU

A fully renovated Victorian terraced house, ideally positioned in The Groves, within easy walking distance of York city centre and the River Foss.

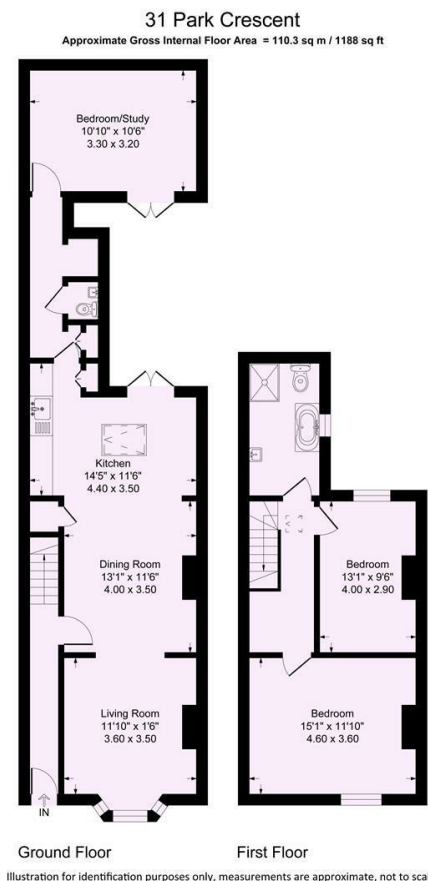
Updated throughout to an excellent standard, the property combines original period character with stylish, modern accommodation and is offered to the market with NO ONWARD CHAIN.

- Fully Renovated Victorian Terraced House
- Open Plan Living Room, Dining Room and Kitchen
- Modern Versatile Extension to the Rear
- Ideal for 3rd Bedroom, Study or Playroom.
- Central Open Courtyard
- Two First Floor Double Bedrooms
- Contemporary Bathroom
- On Street Permit Parking Available
- Close to Monkgate
- NO ONWARD CHAIN

Guide Price £475,000

Tenure: Freehold

Council Tax Band: C





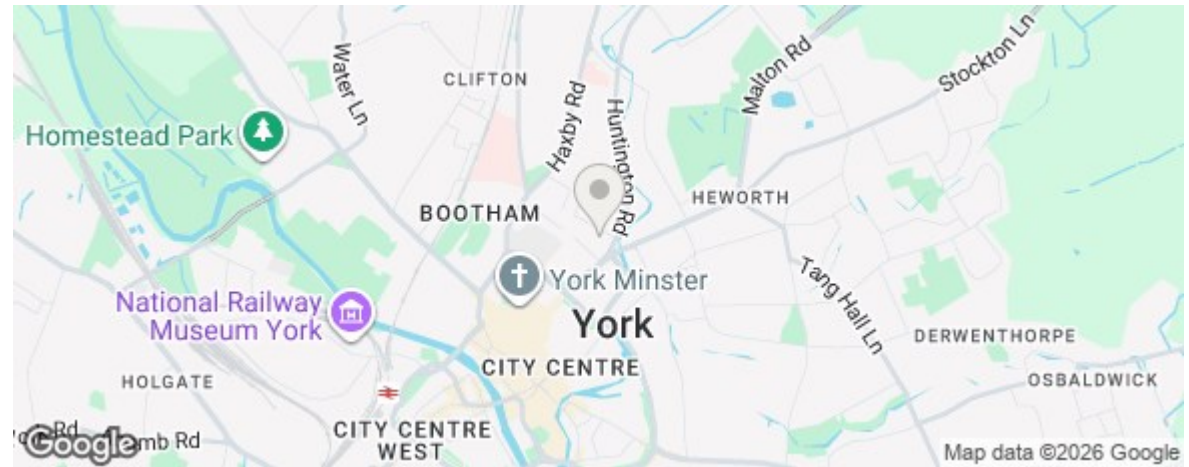
31 Park Crescent Approximate Gross Internal Floor Area = 110.3 sq m / 1188 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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

- 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.
- 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.
- 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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