



**2 Holly Terrace, Fishergate, York YO10 4DS**

**HUDSON  
MOODY**

A beautiful, three bedroom Victorian home in an enviable riverside location, within a short stroll of the city centre.

- Award Winning Architecturally Designed Victorian Terrace Home
- Elevated position Affording Uninterrupted Views over the River
- A Leisurely, Riverside Stroll from the City Centre
- Well Appointed Living Room Overlooking the Garden to the Front
- Sitting Room with Integral Storage and Multi Fuel Stove
- Open Dining and Kitchen Area with Central Courtyard
- Three Double Bedrooms
- Family Bathroom with Dual Sinks, Wet Room Shower and Claw Foot Bath
- Additional WC
- Outdoor Storage Cupboard. Permit Parking

**Guide Price £675,000**

**Tenure: Freehold**

**Council Tax Band: D**

2 Holly Terrace  
Approximate Gross Internal Area = 113.8 sq m / 1224 sq ft

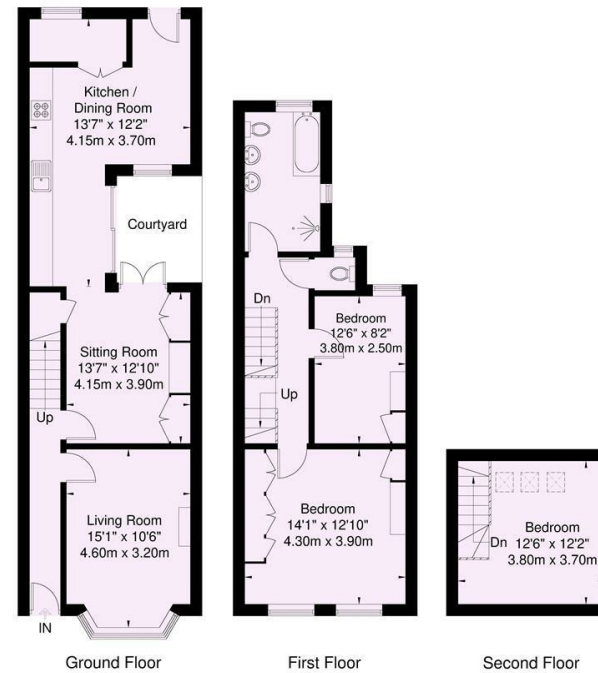
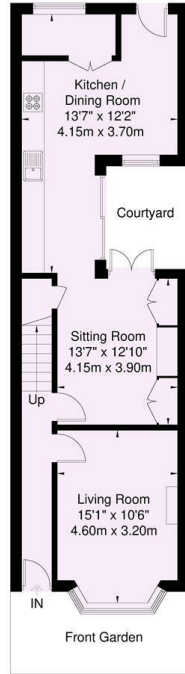


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





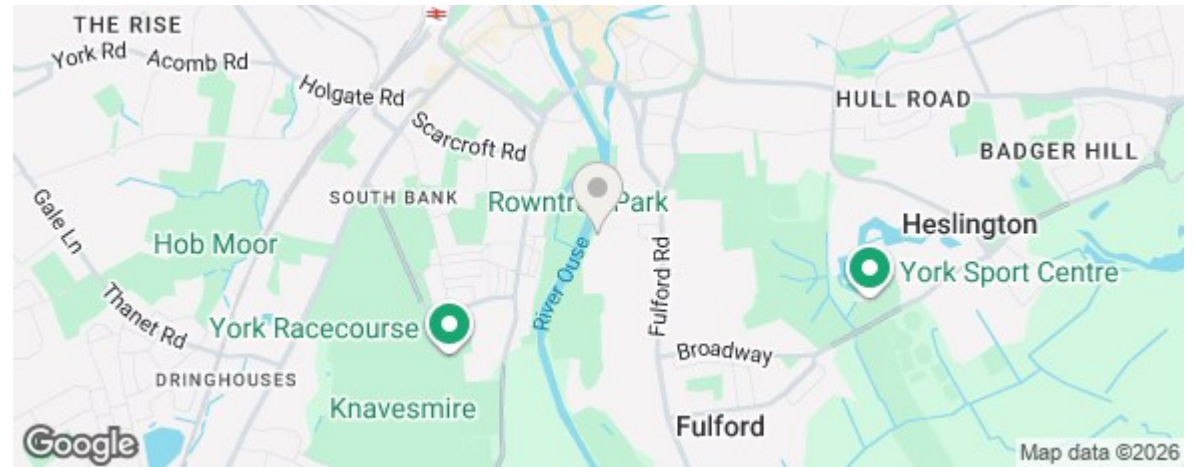
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Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(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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