21 Murray Street, York YO24 4JE
HUDSON
MOODY

A beautiful bay and forecourt style Victorian terrace which has been sympathetically updated throughout. The property retains the character and sense of tradition synonymous with York's period terraces, whilst providing modern, versatile accommodation ideally suited to today's lifestyle. Arranged over three floors, the home offers generous ground-floor living space, three well-proportioned double bedrooms including a second floor principal suite with large dormer and Juliet balcony.

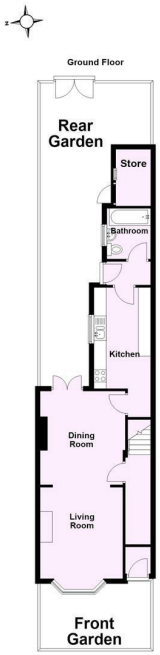
- Sympathetically Updated Mid-Terraced House
- Sought After Location in Holgate
- Living/Dining Room
- Modern Fitted Kitchen
- First Floor Shower Room with u/f Heating
- Two Double Bedrooms on First Floor
- Downstairs Bathroom with Shower Over Bath
- Principal Bedroom on Top Floor with Large Dormer and Juliet Balcony
- Pretty Front and Rear Courtyard Gardens
- On Street Parking to the Front of the House

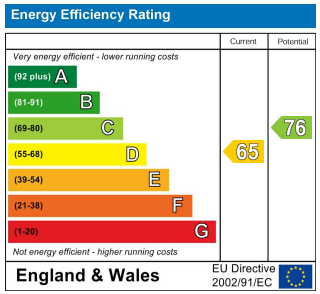
## Guide Price £440,000

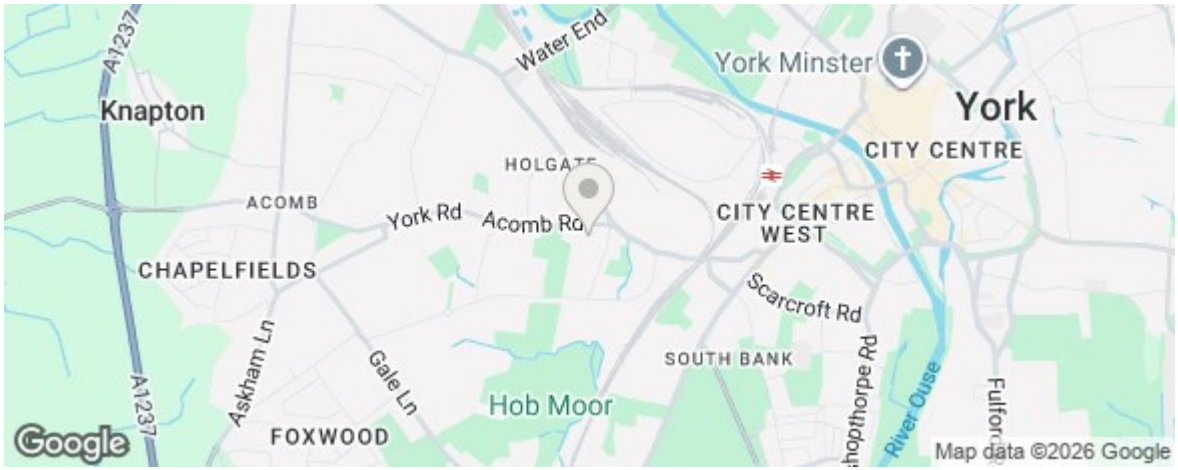
## Tenure: Freehold

## Council Tax Band: C

Total area: approx. 113.1 sq. metres (1216.9 sq. feet)






HUDSON MOODY

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.

**58 Micklegate**
**York**
**YO1 6LF**

**01904 650650**

**property@hudson-moody.com**