

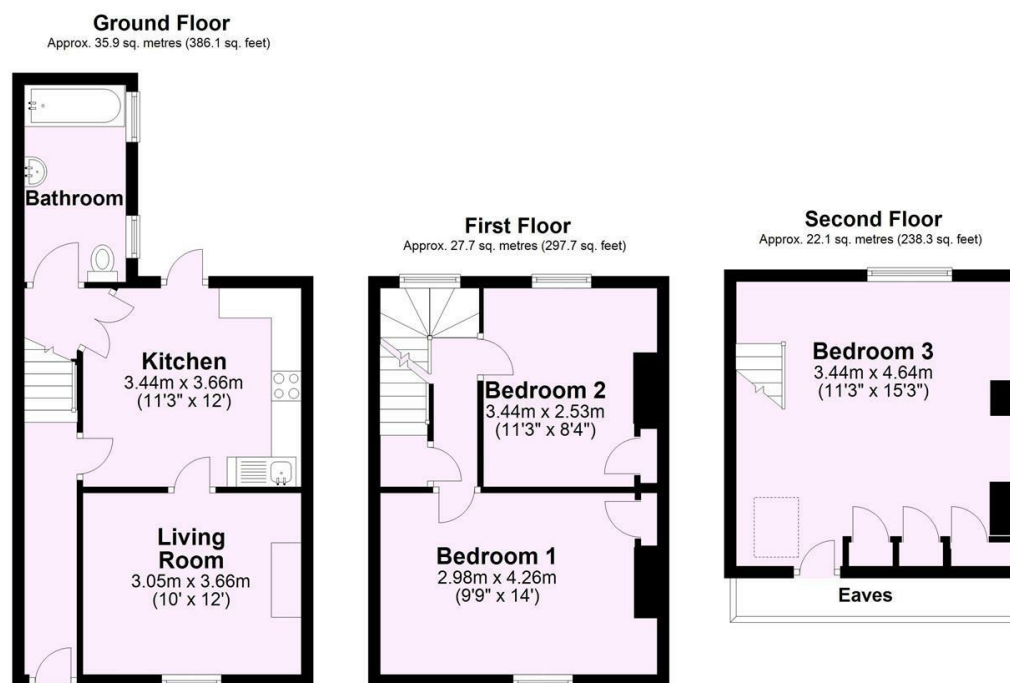


5 Fairfax Street, Bishophill, York YO1 6EB

HUDSON
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Set within the popular and sought after Bishophill Senior Conservation Area of York is this traditional Victorian terraced house that has been update for modern living yet retains many of its charming period features.

- Charming Victorian Terraced House
- Bishophill Conservation Area Close to City Walls
- Living Room
- Fitted Dining Kitchen
- Lobby leading to Ground Floor Bathroom
- Two Double Bedrooms on First Floor
- Generous Master Bedroom on Second Floor
- Courtyard Garden
- Permit Parking Available.
- Excellent Local Shops and Restaurants



Total area: approx. 85.7 sq. metres (922.1 sq. feet)

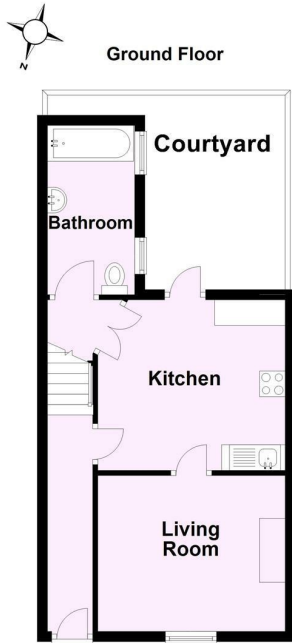
Guide Price £367,500

Tenure: Freehold

Council Tax Band: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	69
(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
MOODY**

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