



HUDSON
MOODY

19 Shipton Street, York YO30 7AU

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Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft
Attic Room (Ladder Access) = 14.7m / 158 sq ft
Total = 117.5 sq m / 1264 sq ft



This charming period terrace has been thoughtfully renovated by the current owners, including new windows, plumbing, rewire and redesigning the layout to suit modern living. The two bedroom home retains its original mosaic flooring and boasts two reception rooms, a versatile attic space accessed via a pull-down ladder, and much more.

- Period End Terrace with Original Features
- Fully Renovated including New Windows and Plumbing
- New Ridge Tiles and Chimney Pots
- Fitted Kitchen with Rear Storage Room
- Spacious Living Room and Separate Dining Room
- Two Double Bedrooms
- House Bathroom with Four Piece Suite
- Converted Loft Room (currently used as an office)
- Sunny Rear Courtyard
- On-Street Parking



illustration for identification purposes only, measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Offers Over £315,000

Tenure: Freehold

Council Tax Band: C





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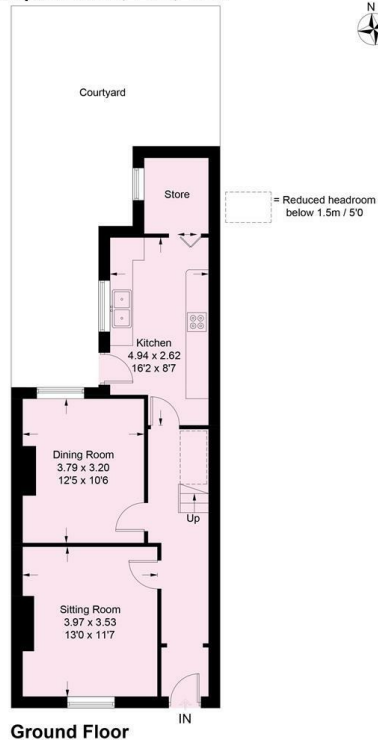
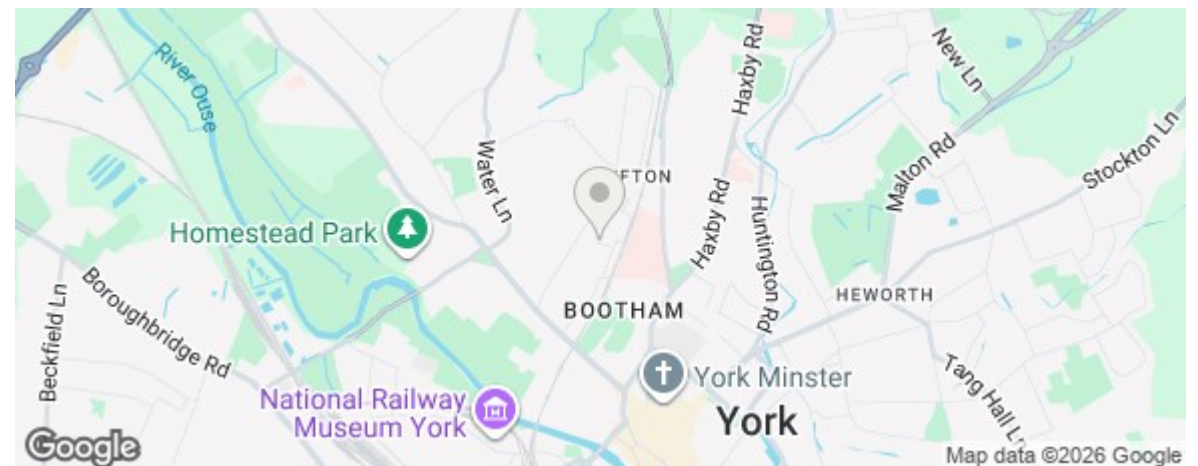


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.
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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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