



HUDSON
MOODY

27 Fairfax Street, Bishophill, York YO1 6EB

BEST AND FINALS BY 14TH APRIL

This beautiful dual aspect three storey period house has been sympathetically updated to a high standard yet retains much of its original charm and character. It lies within the sought after Bishopmill Conservation Area of York and overlooks the grassy slopes leading up to the City Walls

The house offers spacious living accommodation together with three bedrooms and a charming courtyard garden, all within easy walking distance of the city centre.

- Most Attractive Period Townhouse
- Updated to a High Standard Yet Retains Its Period Charm.
- Situated in an Idyllic Location Within the City Walls
- Living Room. Dining Room
- Long Galley Style Kitchen
- Seating Area/Office with Bi-Fold Doors to Patio
- Two First Floor Double Bedrooms and Bathroom
- Second Floor Double Bedroom and Large Walk-in Cupboard
- Within Walking Distance of Micklegate, The Railway Station and City Centre
- On Street Permit Parking

Guide Price £475,000

Tenure: Freehold

Council Tax Band: D

27 Fairfax Street
Approximate Gross Internal Area = 115.9 sq m / 1248 sq ft

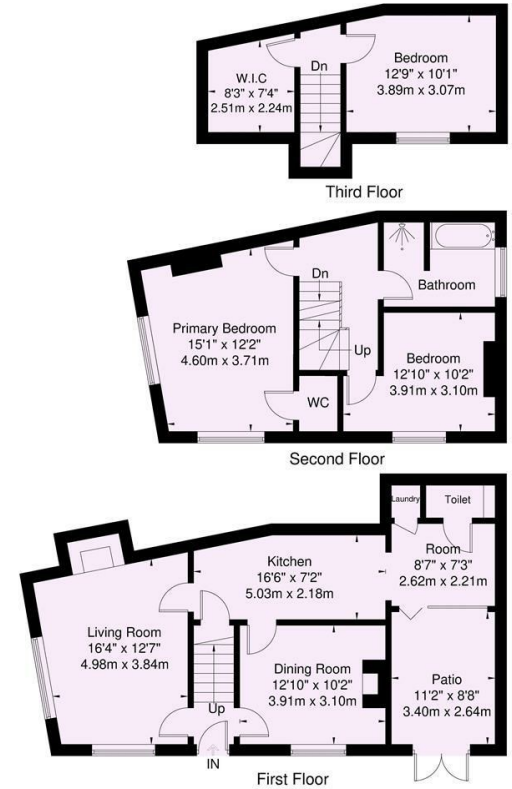


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.
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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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