



HUDSON
MOODY

31 Lockwood Street, York YO31 7QY

A sympathetically updated and beautifully presented Victorian terraced house situated close to Monkgate, just moments away from York city centre and York Minster. Although updated for modern living, the property retains many charming period features and benefits from a lovely, sunny courtyard garden.

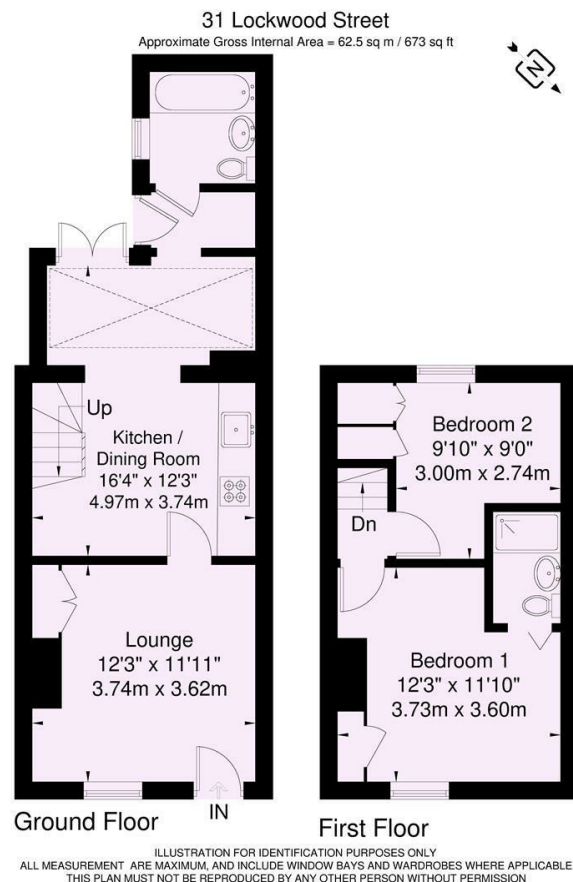
The house has been extended to the rear to provide a light and bright dining kitchen and ground floor bathroom, whilst the first floor provides two good sized bedrooms, one with an en-suite shower room and both with fitted cupboards.

- Sympathetically Updated and Extended Victorian Terrace
- Cosy Living Room with Original Fire Place
- Immaculate, Extended Bright Dining and Kitchen Area with New Fitted Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms, One with En-Suite Shower Room
- Many Period Features Throughout
- South West Facing Courtyard Garden
- Close to Minster and City Centre
- Quiet Dead End Road

Guide Price £325,000

Tenure: Freehold

Council Tax Band: B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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.
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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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