



HUDSON  
MOODY

60 Fountayne Street, York YO31 8HL

An immaculately presented and extended Victorian terraced house situated in a prime location close to York District Hospital and within easy reach of the city centre. The whole property has been renovated to a very high standard for modern living, yet retains much of its original charm and character offering generous living areas together with three bedrooms and a large courtyard garden.

- Renovated Victorian Terraced House
- Characterful Original Features
- Excellent Location Close to City Centre & Hospital
- Combined Living and Dining Rooms
- Superb Fitted Kitchen and Further Living Area
- Two First Floor Double Bedrooms
- Stunning House Bathroom
- Second Floor Double Bedroom with Storage
- Generous Courtyard Garden
- On Street Permit Parking

**Offers Over £400,000**

**Tenure: Freehold**

**Council Tax Band: B**

60 Fountayne street  
Approximate Gross Internal Floor Area = 121 sq m / 1304 sq ft





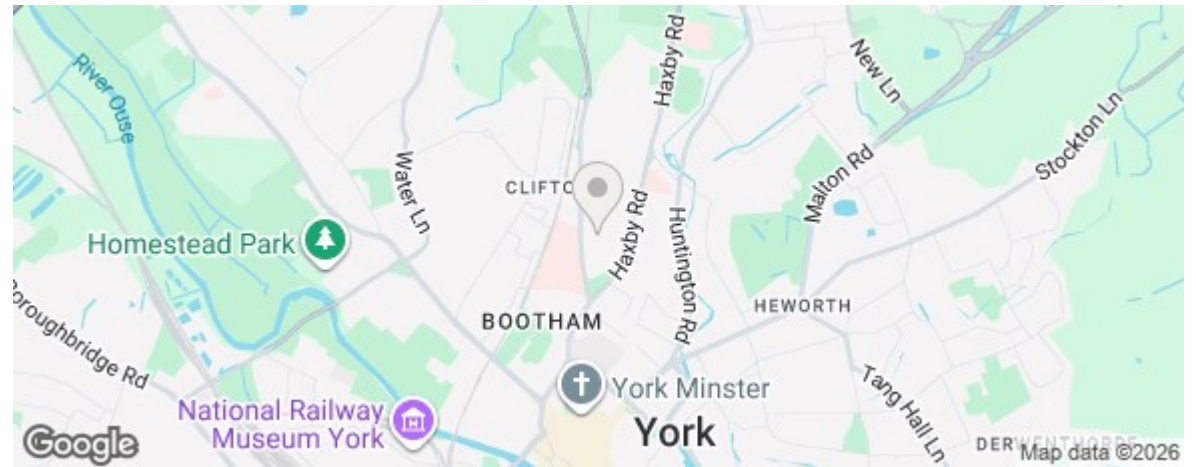
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Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| 92 plus) A                                  |  |                         | 79        |
| 81-91) B                                    |  |                         |           |
| 69-80) C                                    |  |                         |           |
| 55-68) D                                    |  | 61                      |           |
| 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.
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.

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