



HUDSON
MOODY

16 Castlegate, York YO1 9RP



*** VIEWING RECOMMENDED ***A newly refurbished PERIOD TOWNHOUSE, retaining many of its ORIGINAL FEATURES situated within the heart of the city centre with significant accommodation laid out over four floors, REAR COURTYARD GARDEN and PARKING.

This superbly appointed townhouse has undergone a full programme of renovation and restoration and benefits from a south facing courtyard garden and off street parking. The entrance hall leads into a dining/sitting room with feature fireplace, a cloakroom and good sized dining kitchen with modern fitted units, range cooker and integral BOSCH appliances. Stairs lead down to the basement where there are two large rooms, which could be suited to a home office or study both with feature fireplaces and quarry tiled flooring, utility space with wiring and plumbing for a washing machine and a further cloakroom.

On the first floor is a sitting room with magnificent views to the front of the house towards St Mary's church whilst, at the rear, is a light and spacious master bedroom with en-suite shower room.

The second floor has three further bedrooms and the contemporary house bathroom with stunning freestanding bath. This floor also benefits from wiring and plumbing for a washing machine should you wish to have a second floor laundry room.

A private staircase leads to the third floor with good sized attic room.

To the rear of the house is an enclosed, landscaped courtyard garden. The property also benefits from an allocated, off street, parking space.

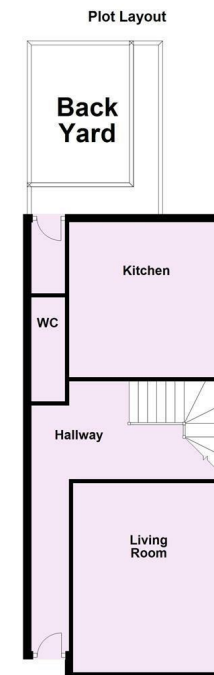
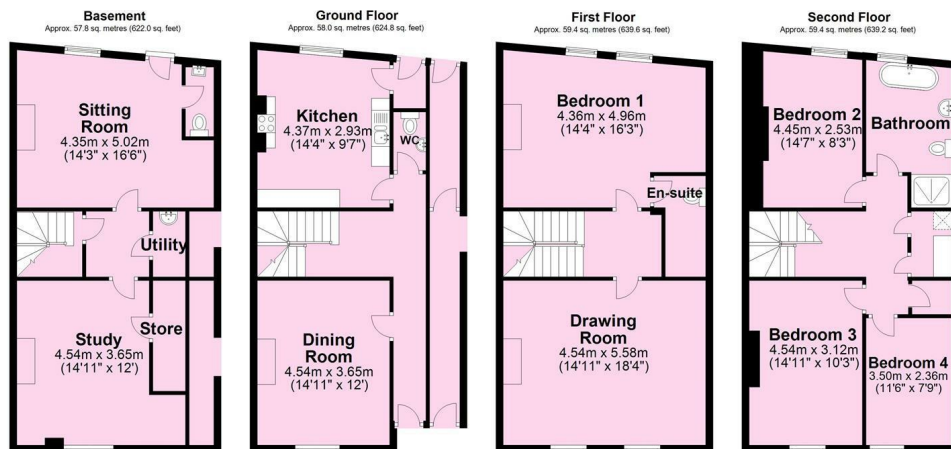


- Refurbished Period Townhouse
- Four Reception Rooms
- Four Bedrooms
- Contemporary House Bathroom and Two En-Suite Shower Rooms
- Large Attic Room / office
- Newly Fitted Kitchen
- Rear Courtyard Garden
- Off Street Parking
- City Centre

Guide Price £770,000

Tenure: Freehold





For illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**HUDSON
MOODY**

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.

**58 Micklegate
York
North Yorkshire
YO1 6LF**

01904 650650