



HUDSON  
MOODY

41 Vine Street, Bishopthorpe Road, York YO23 1BB



A good sized, beautifully presented, **TRADITIONAL END TERRACED HOUSE** situated within the highly sought after **BISHOPTHORPE ROAD** area of York.

The property retains many period features including original fireplaces and cornicing to the ceilings. The house is entered directly from Vine Street, via a small flight of steps, into the entrance hall with staircase to the lower ground floor and first floor. Off the entrance hall is a living room and separate sitting room whilst to the lower ground floor is an additional, large open plan living, dining and kitchen area with walk-in pantry, door to the rear garden and cloakroom off.

To the first floor are two double bedrooms, both with original cast iron fireplaces, and the period style house bathroom.

To the rear of the house is a particularly attractive lawned garden enclosed within brick walls with decked terrace and brick built store sheds.

The area has become one of York's most sought after locations and benefits from the award winning range of shops on Bishopthorpe Road, easy access to the city centre, the railway station, outer ring road and Rowntrees Park leading to the banks of the River Ouse.

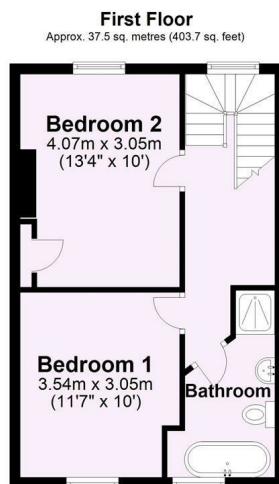
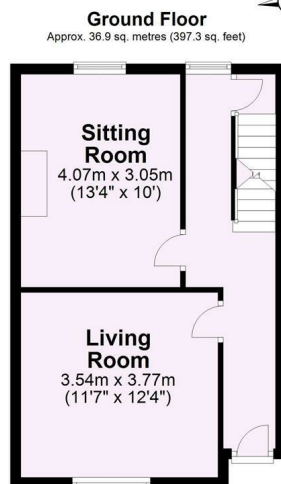
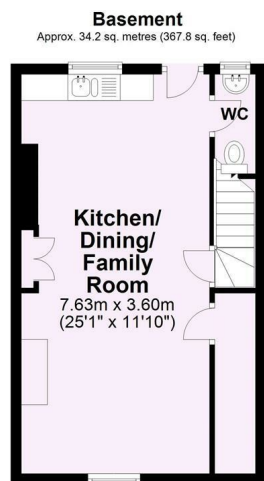


- End Terraced House
- Period Features
- Two Reception Rooms
- Large Dining Kitchen/ Family Room
- Two Double Bedrooms
- First Floor Bathroom
- Lawned Garden
- Close to York City Centre Local Shops and Amenities

**Guide Price £395,000**

Tenure: Freehold





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



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Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 46      | 80        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 38      | 75        |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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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.

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