



HUDSON  
MOODY

12 Castlegate, York YO1 9RP





\*\*\* VIEW OUR VIDEO TOUR \*\*\*A PERIOD END TOWNHOUSE with the benefit of PARKING situated in the HEART OF YORK is this beautifully presented and newly refurbished house.

The spacious reception hall (with a downstairs cloakroom off), leads to a sitting room and modern dining kitchen with large picture windows and a good range of fitted units and integral appliances. A stairway leads down to the useful cellar area whilst to the first floor is a master bedroom suite with en-suite shower room and separate en-suite bathroom whilst to the second floor is a second double bedroom with en-suite shower room, a further double bedroom with dressing room and the house bathroom. A staircase leads to two further attic rooms, ideal as office or study space. Externally the property benefits from a single off street parking space.



- Refurbished Period End Townhouse
- Sitting Room
- Dining Kitchen. Cellar
- Master Bedroom with En-Suite Bathroom and Shower Room
- Two Further Bedrooms (1 En-Suite)
- House Bathroom
- Attic Rooms
- Ground Floor Cloakroom
- Off Street Parking
- City Centre Location

**Guide Price £750,000**

Tenure: Freehold







For illustrative purposes only - not to scale  
Plan produced using Planit



| 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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#### IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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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