



HUDSON
MOODY

14 William Court, Fishergate, York YO10 4NL



An impressive **THREE STOREY MID-TERRACED TOWNHOUSE** situated in a delightful **RIVERSIDE LOCATION** off Fishergate and within **EASY REACH** of the **CITY CENTRE**.

The front door leads into the entrance hallway with ground floor WC and storage cupboard off. To the rear of the ground floor is the superb kitchen with a comprehensive range of modern units incorporating a dishwasher, fridge/freezer, Bosch oven and gas hob with stainless steel splashback and extractor hood. The room also provides ample space for a good sized dining table whilst glazed French doors flood the room with natural light and open onto a Juliette balcony with views over the garden and the river beyond.

To the first floor is a delightful living room with a further Juliette balcony overlooking the river, the third double bedroom and a contemporary bathroom. The stairs continue to the second floor where there are two further double bedrooms, each with the benefit of en-suite shower rooms. The property has the additional benefit of a private tarmac driveway providing off street parking leading to the integral single garage.

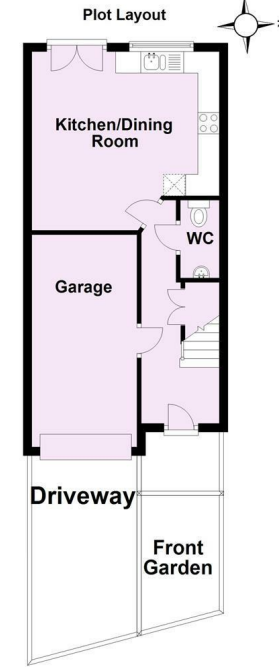
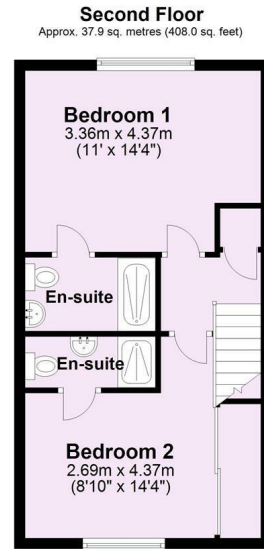
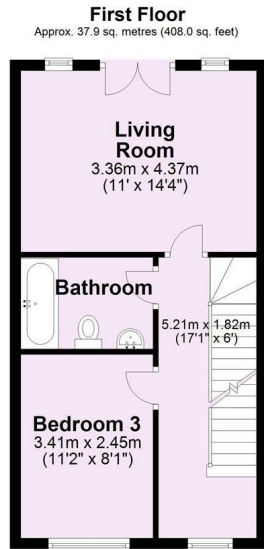
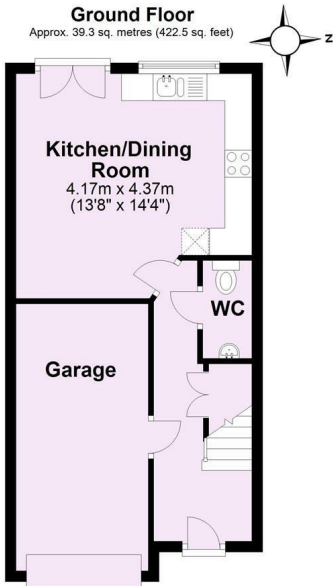
The house lies close to Blue Bridge and the meeting of the Rivers Ouse and Foss yet also lies within easy access of local shops and amenities on Fishergate and is within a short distance of the historic city centre, shops and restaurants.



- Superb Modern Townhouse with River Views
 - Large Dining Kitchen
 - First Floor Sitting Room
 - First Floor Double Bedroom
 - Two Further Double Bedrooms En-suite
 - Single Integral Garage and Off Street Parking
 - A Short Riverside Walk to the City Centre
 - No Onward Chain
- Guide Price £425,000**

Tenure: Freehold





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

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	77	
(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		90
(81-91) B		
(69-80) C	78	
(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	

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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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