



HUDSON  
MOODY

14 Lincoln Street, York YO26 4YP





A beautifully presented, **RECENTLY REFURBISHED TERRACE HOUSE** situated in the popular Leeman Road area of York.

This traditional terrace has recently been extended and has undergone a full programme of refurbishment. A mosaic tiled entrance leads through to a dual aspect living dining room with open fire set with white surround. The bright contemporary kitchen boasts a good range of grey fronted units incorporating a washing machine and an integral oven with gas hob and extractor fan and window overlooking the courtyard. Beyond the kitchen is the beautifully fitted bathroom with three piece white suite incorporating a shower bath.

A staircase from the living room leads to the first floor and to two good sized double bedrooms whilst to the rear of the property is a flagged courtyard and gateway to the service lane.

The property is situated in a convenient location with easy access into the city centre and the A59 Boroughbridge Road together with pleasant riverside walks nearby.





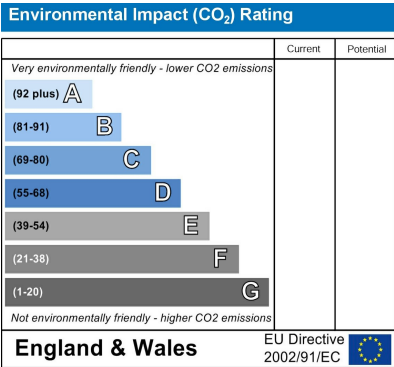
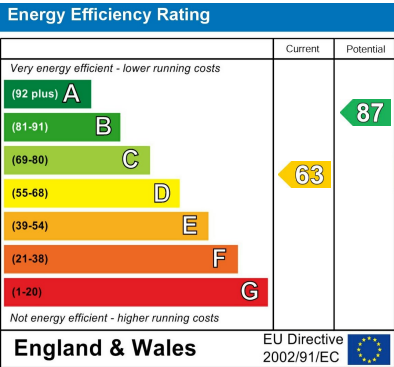
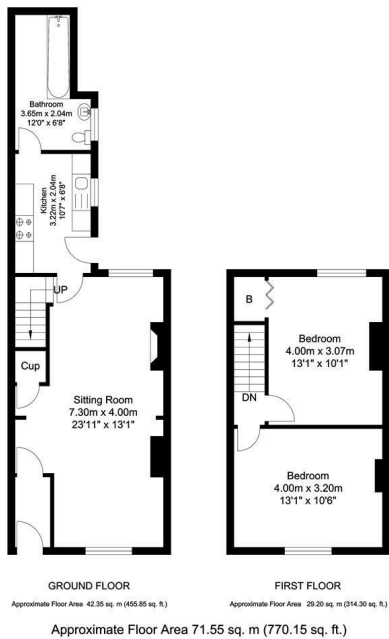
- Traditional Terraced House
- Fully Renovated
- Open Plan Sitting/Dining Room
- Contemporary Kitchen
- Modern Fitted Bathroom
- Two Double Bedrooms
- Rear Courtyard
- Convenient Location with Good Access to City Centre and A59
- Riverside Walks Nearby
- No Onward Chain

**Guide Price £189,000**

Tenure: Freehold



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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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