



HUDSON
MOODY

57 Nunmill Street, York YO23 1NT

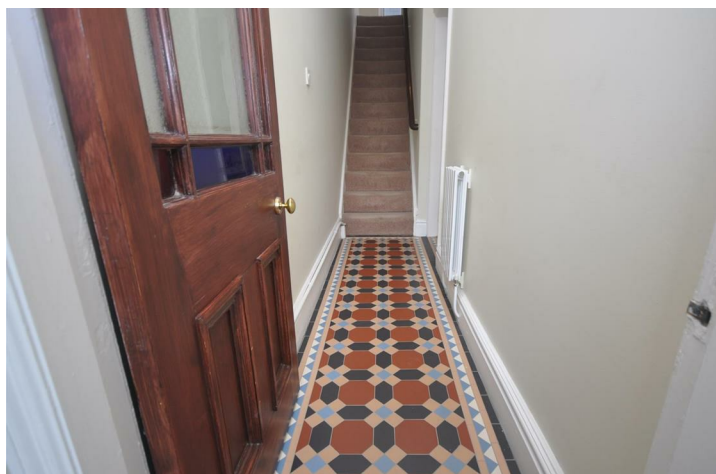
A smartly presented, larger style, TWO BEDROOM VICTORIAN TERRACED HOUSE situated within one of York's most sought after residential areas off Scarcroft Road. The house offers tastefully decorated accommodation over two floors with rear courtyard and permit road parking.

- Great Sized Victorian Terraced House
- Two Reception Rooms
- Open Fires to Lounge and Dining Room
- Wooden Double Glazed Sash Windows to the Front and UPVC to the Rear
- Two Double Bedrooms
- House Bathroom with Separate Shower Cubicle
- Tidy Rear Courtyard with Storage Shed
- No Forward Chain
- Period Features
- Excellent Location

Guide Price £375,000

Tenure: Freehold

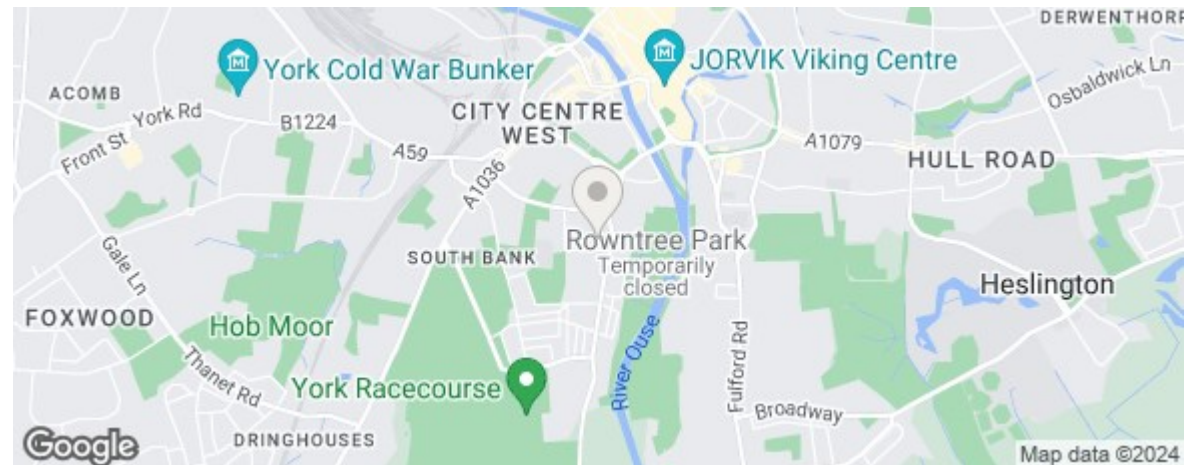
Council Tax Band: C







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	



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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