



HUDSON
MOODY

2 Dewsbury Court, Bishophill, York YO1 6LH

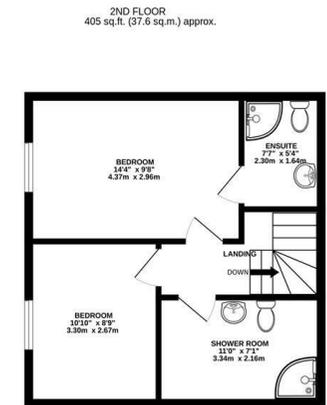
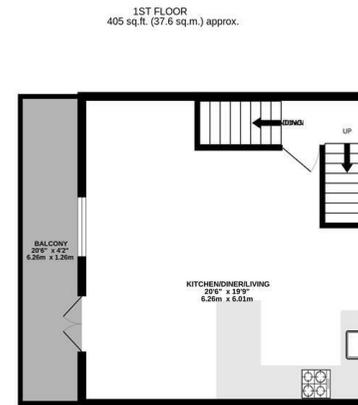
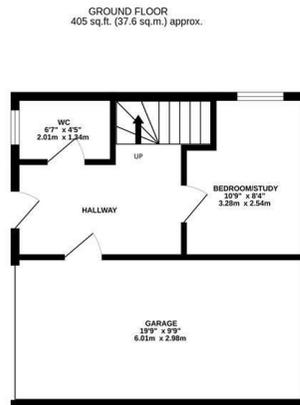
Conveniently situated within the historic walls of York, is this charming and well presented MODERN THREE STOREY TOWNHOUSE that benefits from an INTEGRAL GARAGE and side garden.

- Modern Semi-Detached Townhouse
- Entrance Hall & Ground Floor WC.
- Ground Floor Bedroom/Study
- Large First Floor Open Plan Living Area with Balcony
- Second Floor Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- House Shower Room
- Integral Garage
- Side Courtyard Garden
- Excellent City Centre Location

Guide Price £425,000

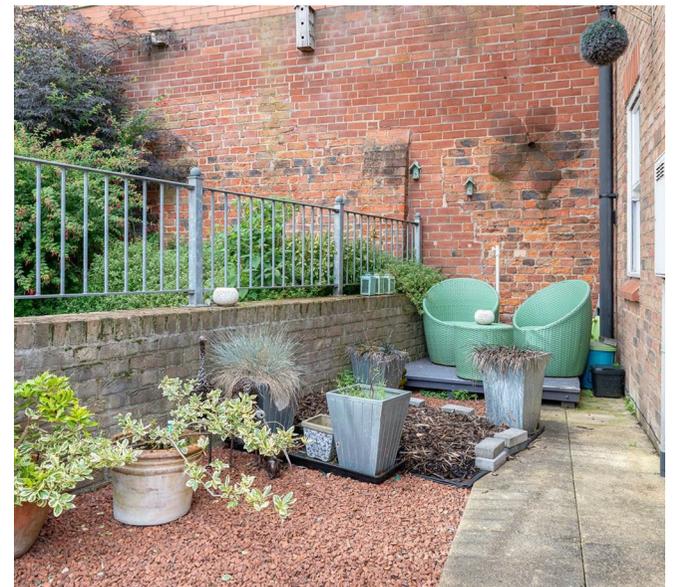
Tenure: Freehold

Council Tax Band: E



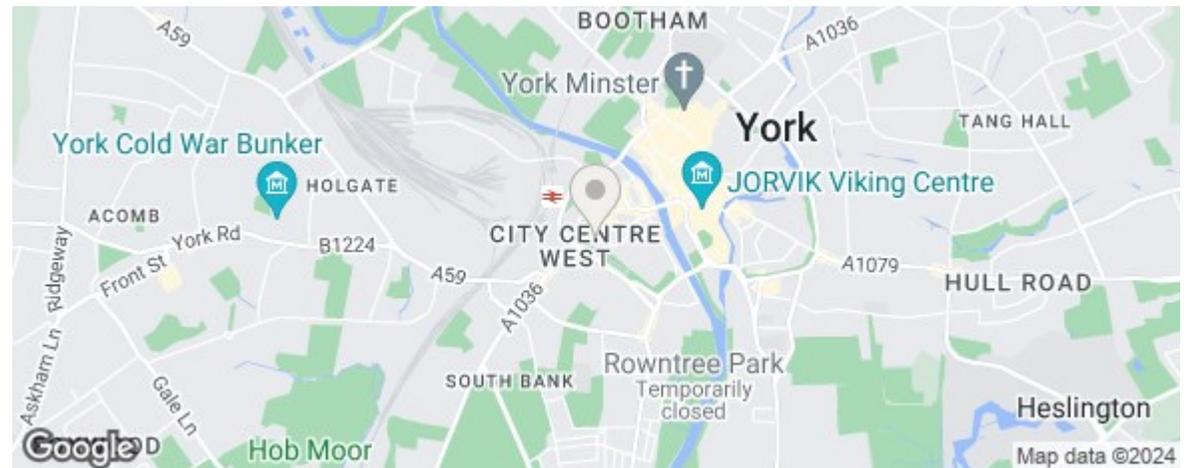
TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com