



HUDSON
MOODY

13 Moss Street, York YO23 1BR

A surprisingly SPACIOUS, well presented, updated TRADITIONAL TERRACED HOUSE situated just off Blossom Street, within easy reach of York city centre and the Railway Station.

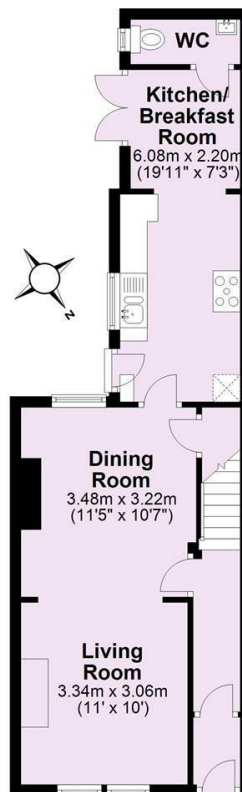
- Updated Traditional Terrace with Original Features
- Open Plan Living / Dining Room
- Bespoke Kitchen
- Ground Floor Cloakroom
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Second Floor Double Bedroom with En-Suite
- Gravelled Rear Courtyard
- Sought After Location Close to Railway Station and City Centre

Guide Price £350,000

Tenure: Freehold

Council Tax Band: B

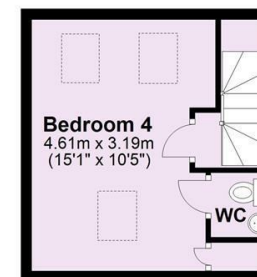
Plot Layout
Approx. 42.9 sq. metres (461.7 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.3 sq. feet)

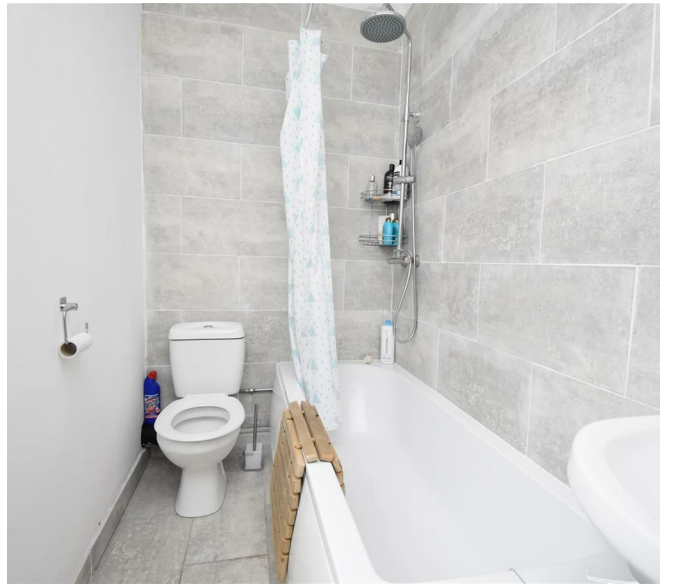


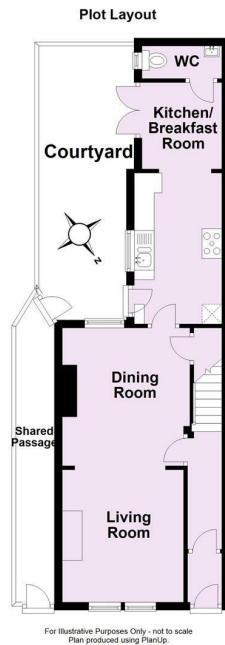
Second Floor
Approx. 19.6 sq. metres (210.5 sq. feet)



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

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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.
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com