



2 Moss Street, York YO23 1BR

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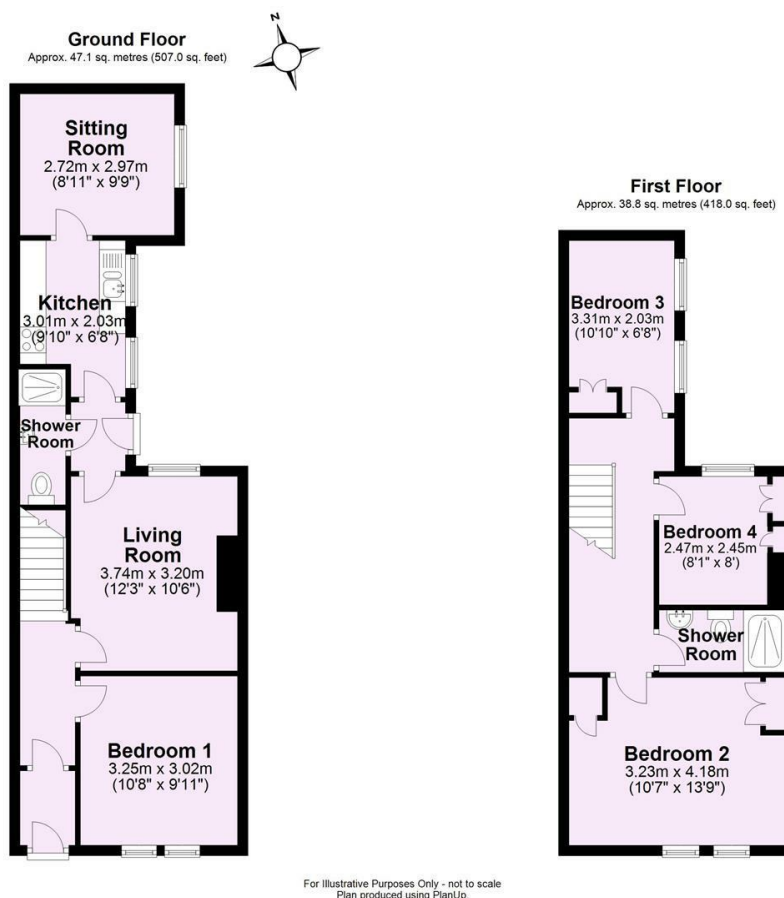
A surprisingly SPACIOUS 3/4
BED END TERRACE PERIOD
HOUSE situated just outside the
City Walls close to the vibrant
MICKLEGATE area of York.

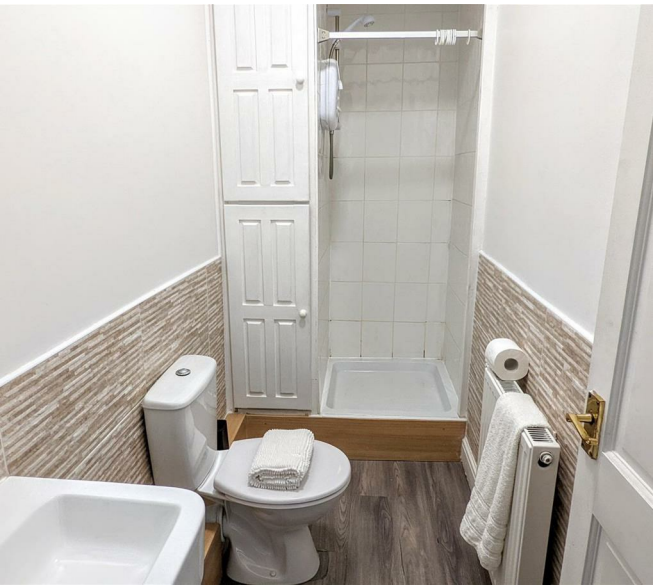
- Three/Four Bed Period Terrace
- Two Shower Rooms
- Three Reception Rooms
- Close to City Centre and Train Station
- Rear Courtyard
- Modern Throughout
- Gas Fired Central Heating
- Double Glazed Windows
- No Chain

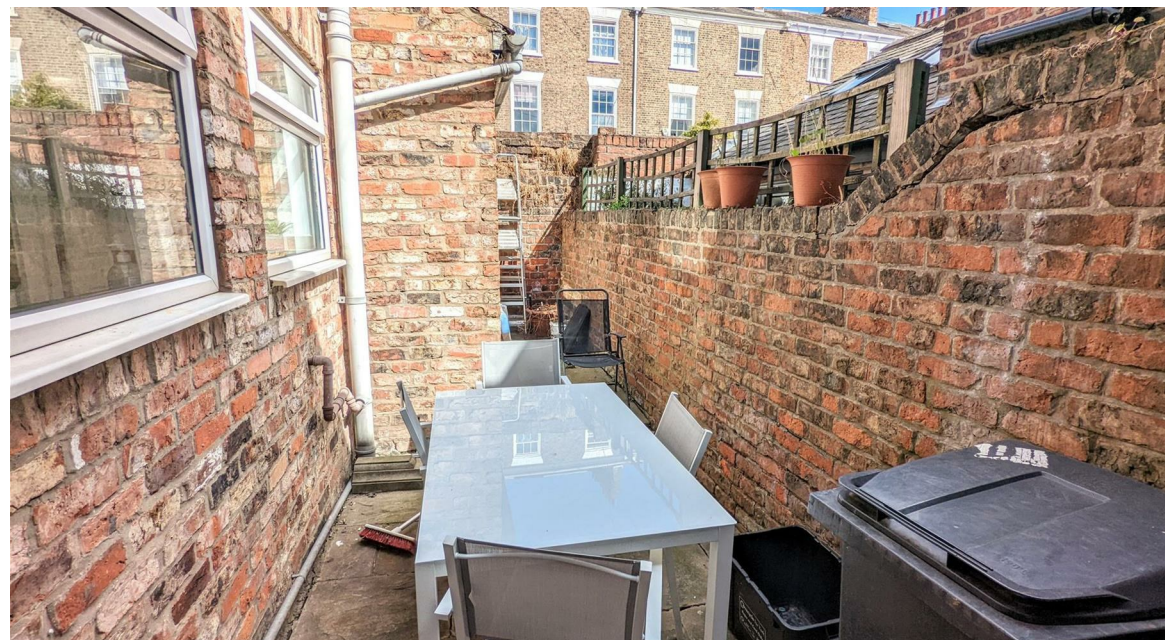
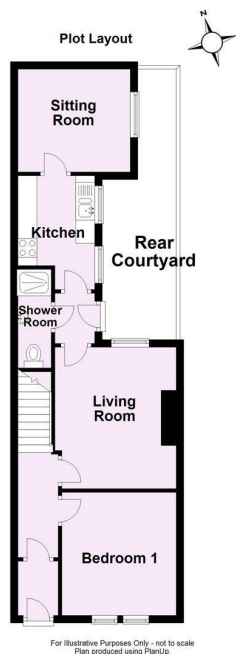
Guide Price £335,000

Tenure: Freehold

Council Tax Band: D

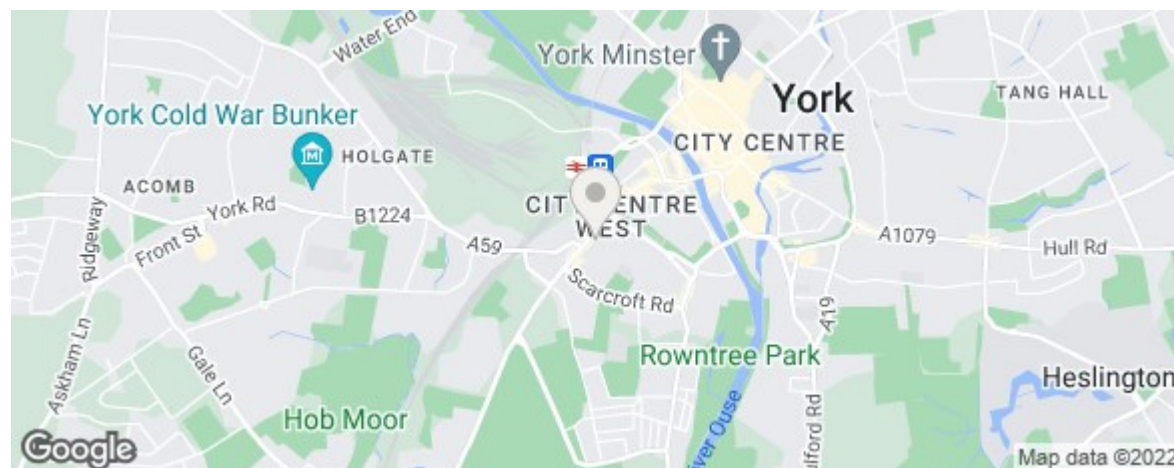






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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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