



49 Moss Street, York YO23 1BR

A traditional VICTORIAN TERRACE, situated in a great location close to Micklegate Bar, "Bishy Road" and offering easy access into the city centre and to the train station.

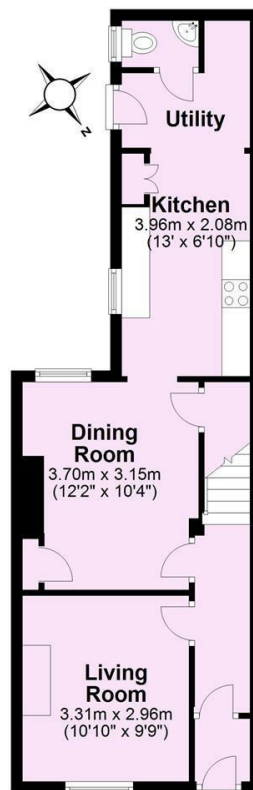
- Traditional Victorian Terraced House
- Two Double Bedrooms
- Close To City Centre, "Bishy Road" and Train Station
- Modern Fitted Kitchen & Utility Area
- Ground Floor Cloakroom
- Gas Fired Central Heating
- Spacious House Bathroom
- Rear Courtyard
- No Forward Chain
- Viewings Advised

Guide Price £325,000

Tenure: Freehold

Council Tax Band: B

Ground Floor
Approx. 43.5 sq. metres (468.4 sq. feet)



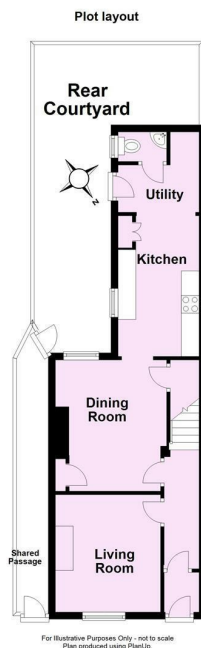
First Floor
Approx. 42.0 sq. metres (452.1 sq. feet)



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		
(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	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	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.
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