



HUDSON
MOODY

17 Trinity Lane, York YO1 6EL

A Charming VICTORIAN TERRACED HOUSE retaining period features, set in a quiet location within the BISHOPHILL CONSERVATION AREA, yet close to the bustle of shops and restaurants on MICKLEGATE.

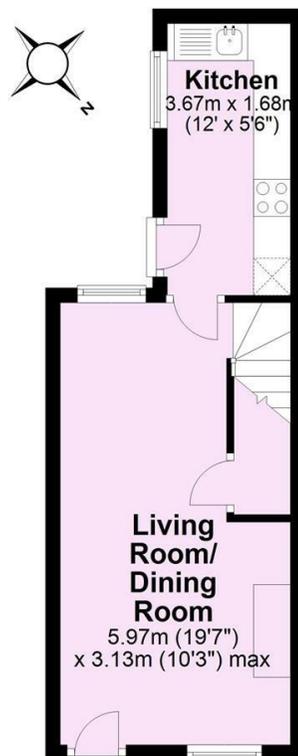
- Victorian Terraced House
- Open Plan Living/Dining Room
- Modern Kitchen with Appliances
- Separate Utility Area
- Rear Courtyard with Passageway to Front
- Master Bedroom
- Second Spacious Guest Bedroom
- First Floor Shower Room
- A Short Walk to the Railway Station
- Excellent Local Amenities and Restaurants on Micklegate

Guide Price £275,000

Tenure: Freehold

Council Tax Band: D

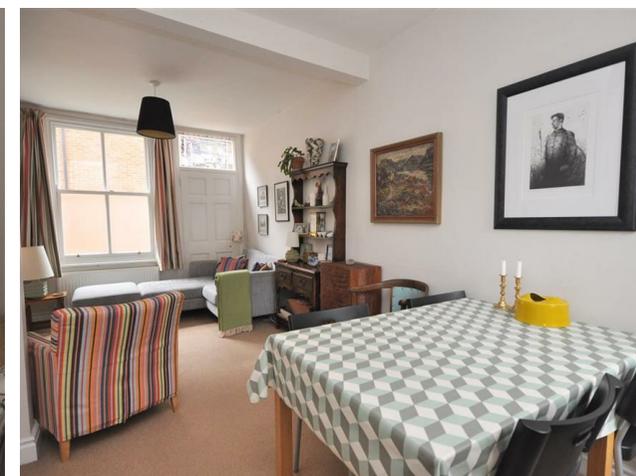
Ground Floor
Approx. 25.0 sq. metres (269.1 sq. feet)



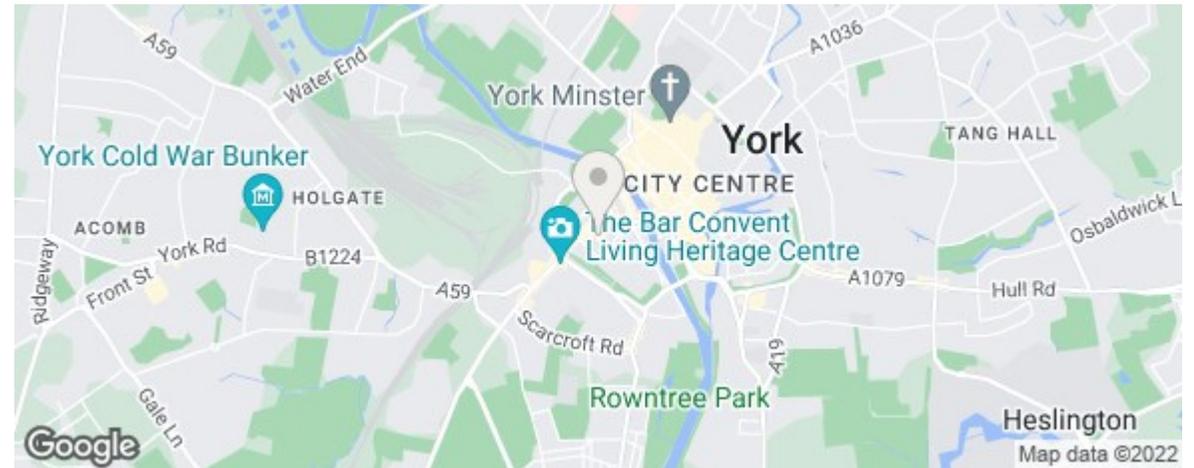
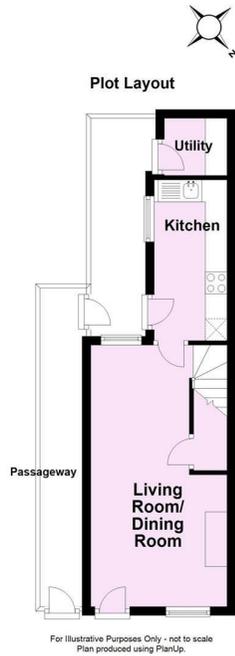
First Floor
Approx. 22.0 sq. metres (236.9 sq. feet)



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			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.
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