



HUDSON  
MOODY

3 St. Leonards Mews, York YO1 7HN



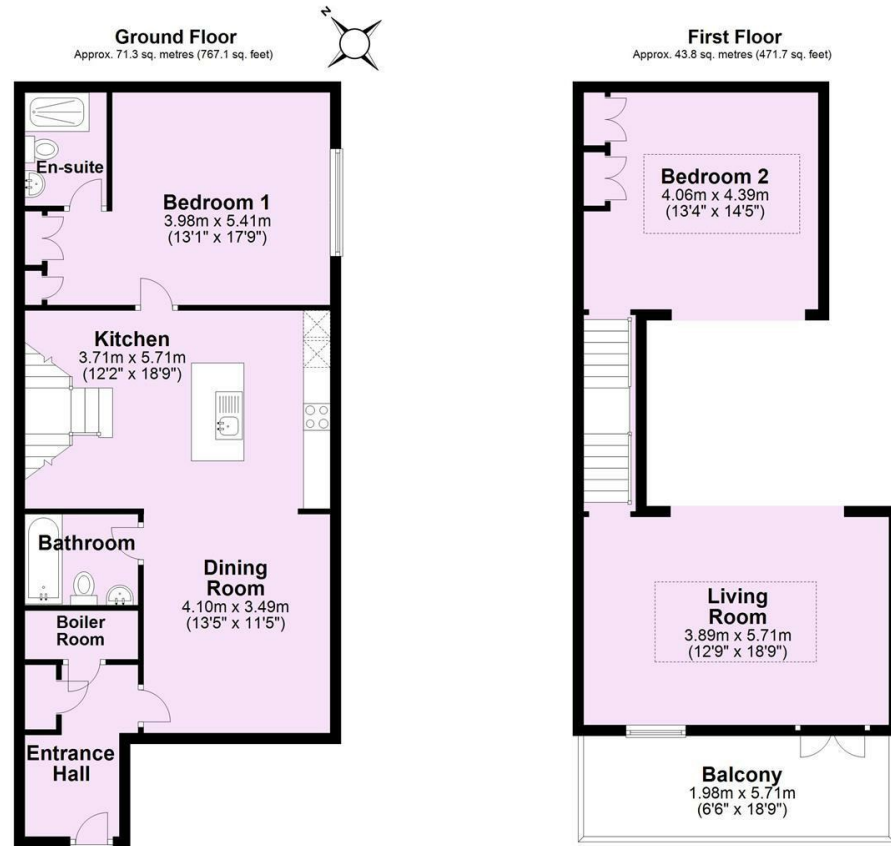
A stunning GRADE II LISTED TWO BEDROOM CONTEMPORARY MEWS HOUSE offered with, uniquely situated within a period building close to Museum Gardens and within easy reach of York city centre.

- Impressive Two Storey Mews House
- Bright and Airy Accommodation
- Open Plan Kitchen and Dining Area
- Superb Ground Floor Bathroom
- Ground Floor Master Bedroom
- Mezzanine Living Room
- Mezzanine Double Bedroom
- External Balcony
- Allocated Secure Parking
- Close to City Centre

**Guide Price £700,000**

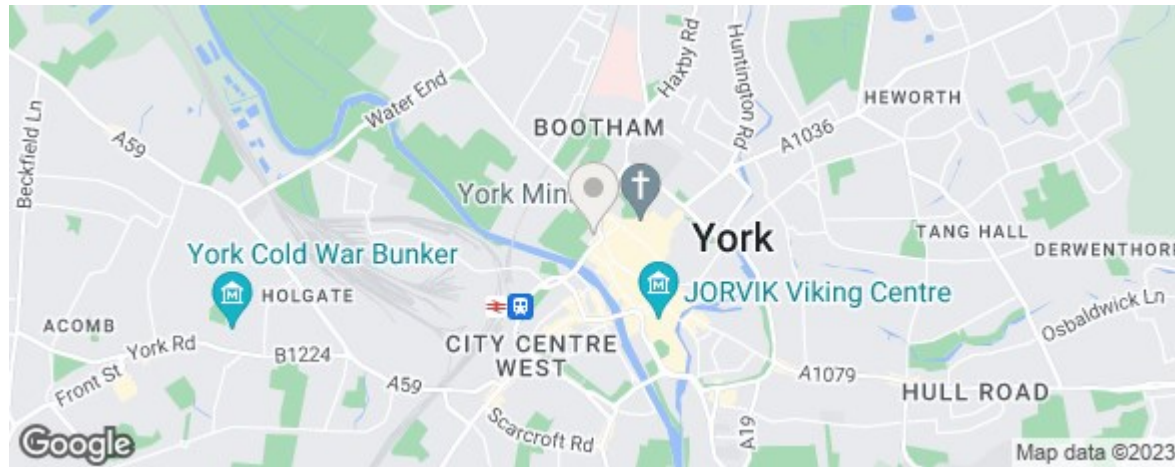
**Tenure: Leasehold**

**Council Tax Band: F**









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#### 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.

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