



HUDSON
MOODY

16 Neville Street, York YO31 8NP

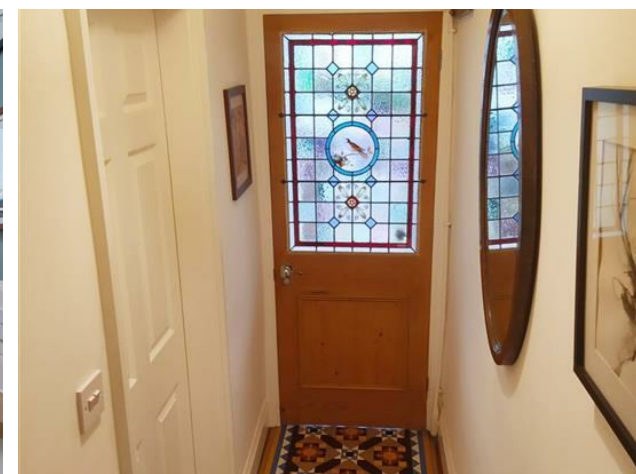
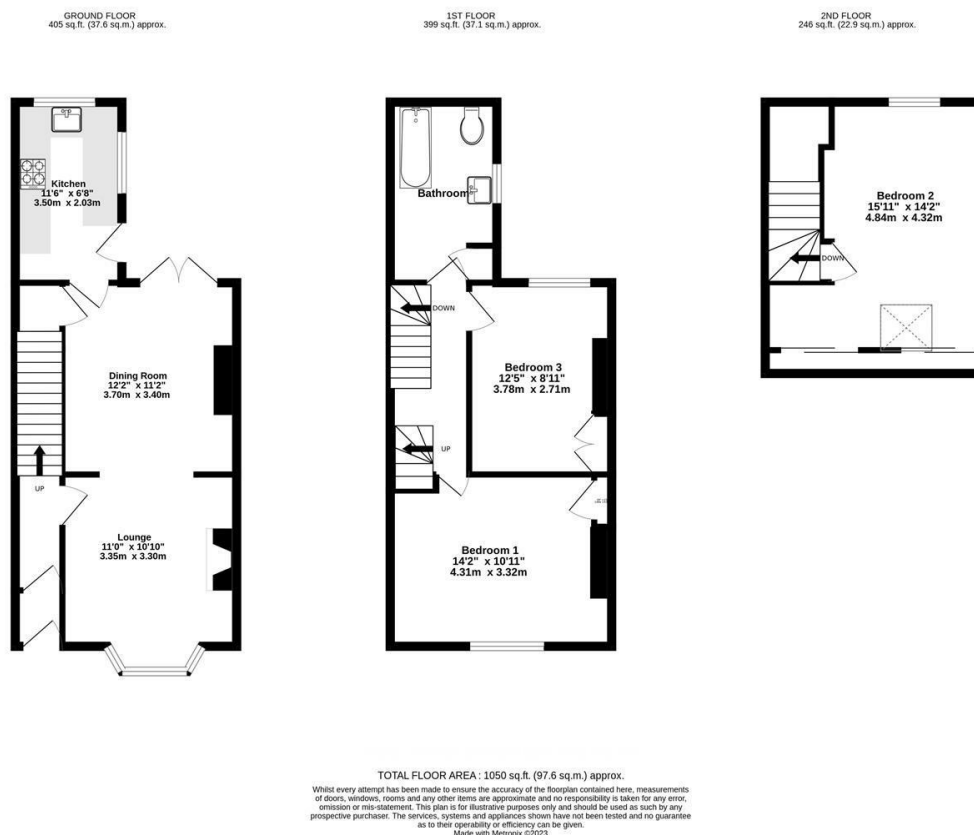
A charming THREE BEDROOM VICTORIAN TERRACE with an attractive and surprisingly LARGE GARDEN, situated close to the city centre and York District Hospital.

- Victoria Bay and Forecourt Terrace
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Two First Floor Double Bedrooms
- Large House Bathroom
- Loft Converted to Large Double Bedroom
- Large Lawned Rear Garden
- Attractive Tiled Entrance Hall
- Original Stain Glass Door
- Close to City Centre

Guide Price £380,000

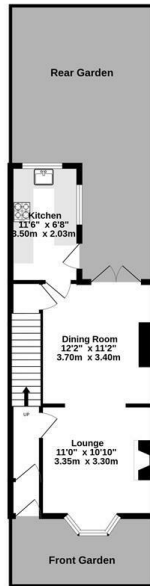
Tenure: Freehold

Council Tax Band: B



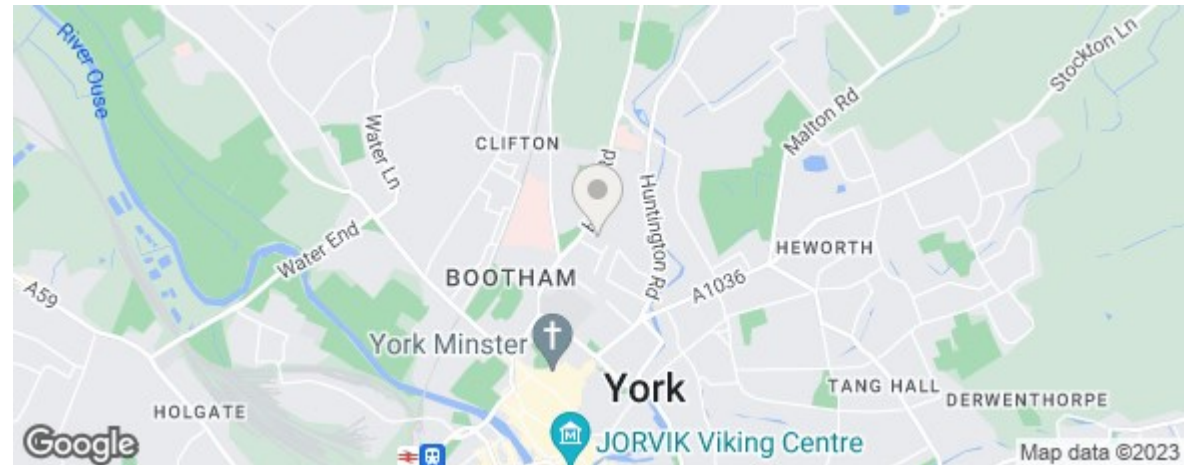


GROUND FLOOR
403 sq ft (37.5 sq m) approx.



TOTAL FLOOR AREA: 403 sq ft (37.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	



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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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