



21 Nunnery Lane, York YO23 1AB

HUDSON
MOODY

A spacious TERRACED PERIOD PROPERTY, built in 1829, situated in a prime location on Nunnery Lane overlooking the City Walls. Currently the property comprises a SHOP AND OFFICE to the ground floor, above which is SPACIOUS LIVING ACCOMMODATION over three floors together with an ATTRACTIVE SOUTH FACING COURTYARD GARDEN.

- Period Terraced Property with Flexible Living Space
- Ground Floor Business/shop front
- Rear Office, Utility and WC.
- Open Plan Breakfast Kitchen
- Three Double Bedrooms
- House Bathroom and Separate WC
- Two Cellar Rooms
- Attractive Courtyard Garden
- Versatile with Excellent Potential
- Potential to Let out Ground Floor Accommodation

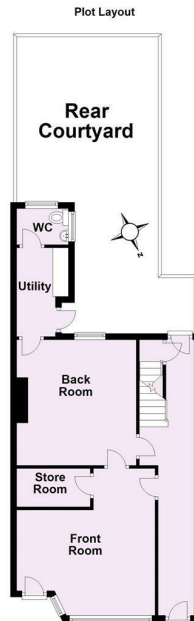
Guide Price £650,000

Tenure: Freehold

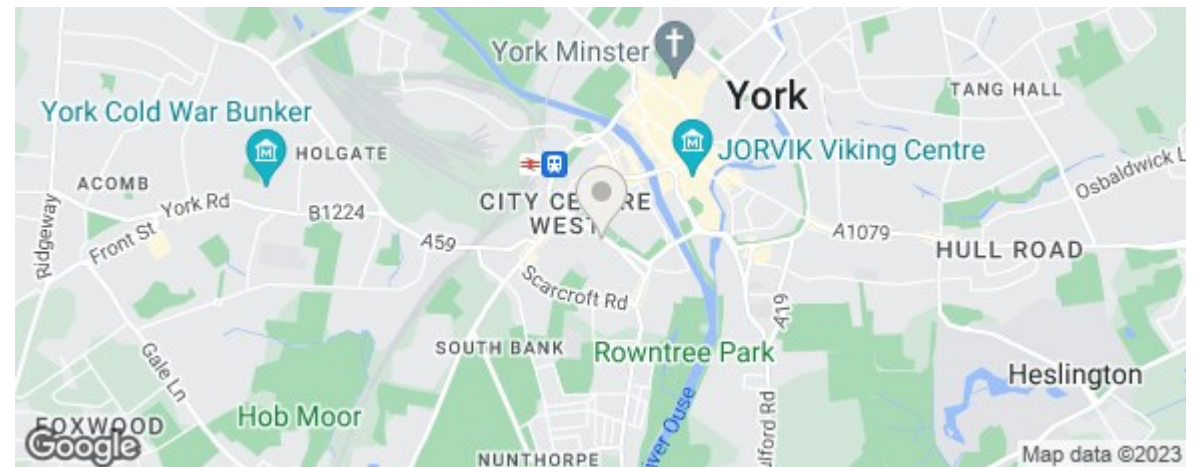
Council Tax Band: C







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	



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.

**HUDSON
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