

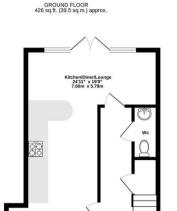
A spacious THREE STOREY TOWNHOUSE with FOUR GENEROUS DOUBLE BEDROOMS, situated in the popular Bishopfields development close to York city centre and railway station.

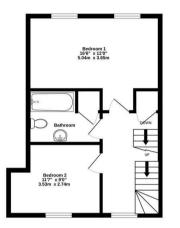
- Impressive Modern Townhouse
- Open Plan Kitchen and Living Area
- Two First Floor Double Bedrooms
- House Bathroom
- Two Further Double Bedrooms With En-suites
- Views Over Communal Lawned Gardens
- Private Patio Area
- Within Easy Reach of City Centre
- Nearby Riverside Walks
- Allocated Parking Space

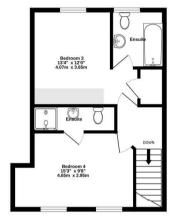
Guide Price £350,000

Tenure: Freehold

Council Tax Band: E







TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, window, so nosm and any other liters 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 rosspective purchaser. The services, systems and applicates shown have no been tested and no guarantee as to their operability or efficiency can be given. Made with Metogoux 62023





1ST FLOOR 425 sq.ft. (39.5 sq.m.) approx 2ND FLOOR 426 sq.ft. (39.5 sq.m.) approx.

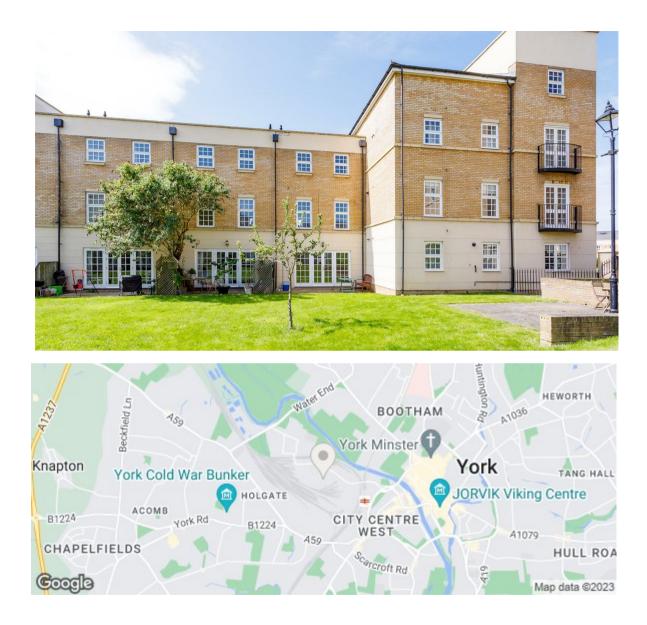












		Current	Potential
/ery energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	87
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E	

IMPORTANT NOTICE

 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.
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.
Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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.
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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