



46 Pembroke Street, York YO30 7BB

HUDSON  
MOODY

A charming TWO BEDROOM TERRACED HOUSE offering many UNIQUE FEATURES situated in a convenient location just off Burton Stone Lane lying close to York District Hospital and within easy reach of York city centre.

- Uniquely Presented
- Open Plan Living/dining Room
- Galley Kitchen
- Ground Floor Wet Room with WC.
- Two Generous Bedrooms
- En-suite Bathroom
- Courtyard Garden
- Bespoke Storage Throughout
- Period Features

**Guide Price £210,000**

**Tenure: Freehold**



**Ground Floor**  
Approx. 31.4 sq. metres (337.6 sq. feet)



**First Floor**  
Approx. 29.1 sq. metres (312.7 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>61</b>	Potential: <b>81</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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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.
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.
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