



HUDSON
MOODY

38 Curzon Terrace, South Bank, York YO23 1HA

A traditional VICTORIAN TERRACE with the benefit of a LARGE WORKSHOP/GARAGE, situated in an excellent location in the popular SOUTH BANK area of York lying close to The Knavesmire.

- Victorian Terraced House
- Two Reception Rooms
- Kitchen Utility Area
- Original Quarry Tiled Flooring
- Upstairs Bathroom
- Workshop 3.1m x 5.14m
- Rear Access
- Gas Fired Heating System Installed in 2020
- Double Glazed Windows
- No Forward Chain

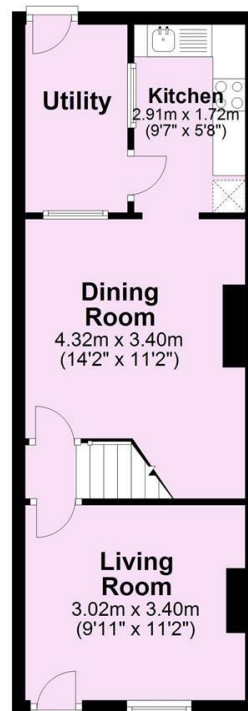
Guide Price £220,000

Tenure: Freehold

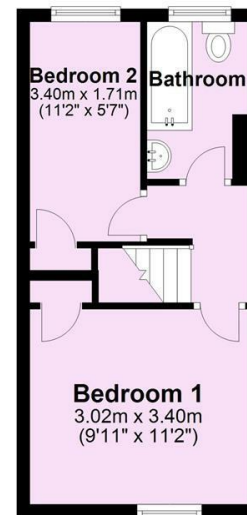
Council Tax Band: B



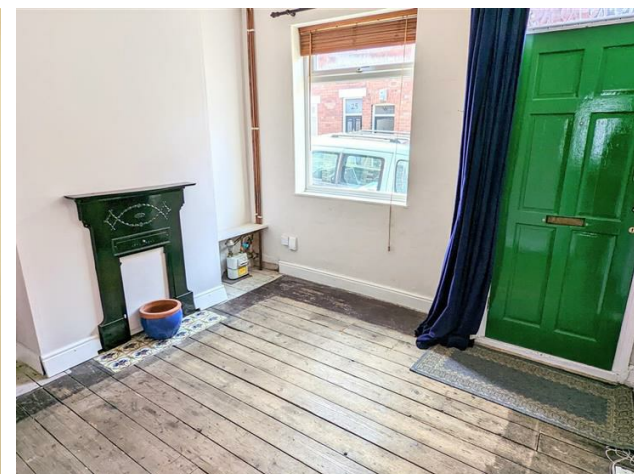
Ground Floor
Approx. 35.6 sq. metres (383.0 sq. feet)



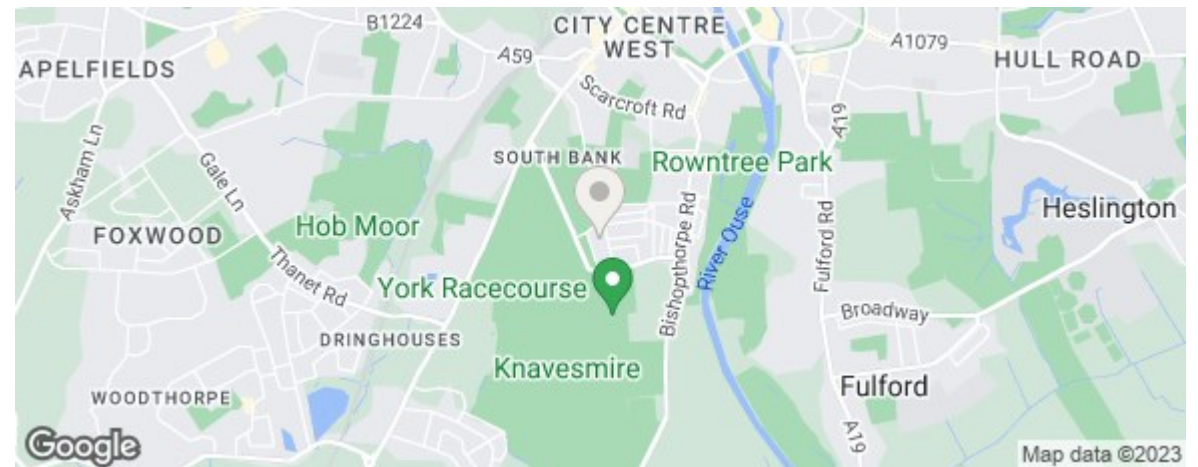
First Floor
Approx. 25.4 sq. metres (273.5 sq. feet)



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







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 47 | |
| (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.

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