



HUDSON  
MOODY

11 Dewsbury Court, York YO1 6LH





A good sized three storey TOWNHOUSE situated in a prime location just inside York city walls, close to the station and all facilities available in the historic city centre.

The house lies in the corner of a private courtyard with a parking area, leading to the integral garage. The front door is to the side of the garage and leads into a long hallway, ground floor WC, useful storage cupboard and a versatile ground floor room, possibly a STUDY OR SINGLE BEDROOM. The hallway continues to the rear and a door leads out onto an enclosed terrace with pergola over. A staircase leads you to the first floor and to the OPEN PLAN KITCHEN AND LIVING ROOM. The kitchen offers a range of timber fronted units with integral oven, gas hob and extractor fan together with a full height fridge freezer whilst the spacious living room has wood laminate flooring and a wide bay window providing superb natural light.

The staircase continues to the second floor and to TWO DOUBLE BEDROOMS and the well appointed family bathroom with white suite and shower bath.

The house lies in a tucked away location enjoying views over the city walls, yet the railway station lies close by with local restaurants and shops being available on Micklegate whilst the city centre is only a short distance away.

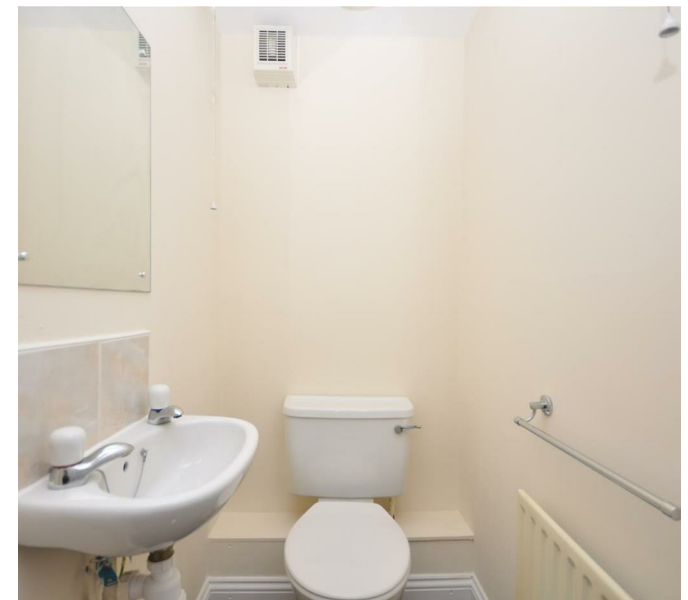


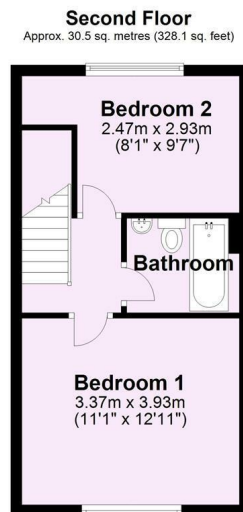
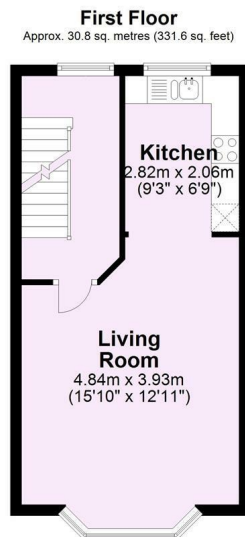
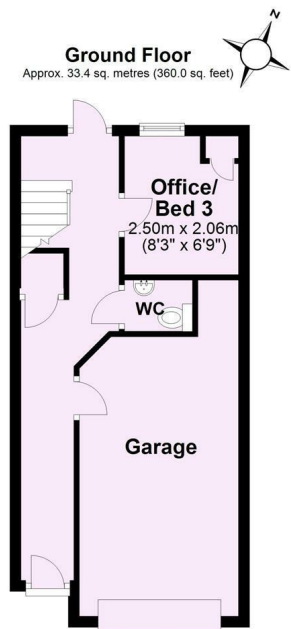


- Well Presented Townhouse
- Open Plan Living Room & Kitchen
- Two Double Bedrooms
- House Bathroom and Ground Floor Cloakroom
- Single Bedroom or Study
- Integral Garage
- Pergola Covered Terrace
- Tucked Away Location
- Views Over City Walls
- Courtyard Garden

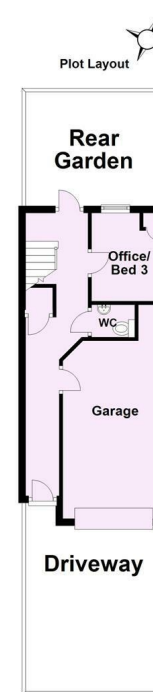
**Guide Price £365,000**

Tenure: Freehold

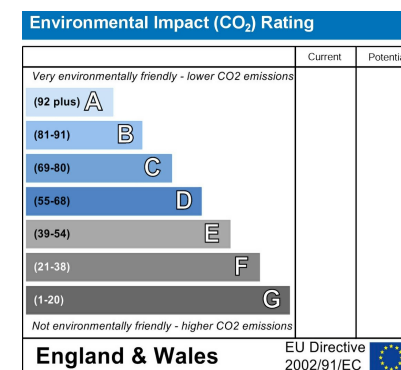
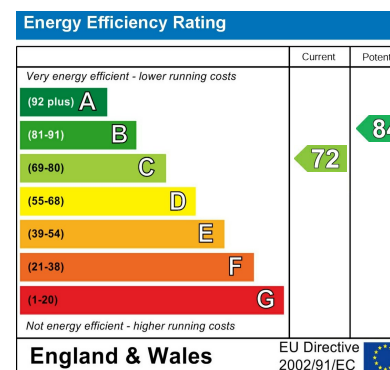




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- We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- Any 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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