



HUDSON
MOODY

23 Finsbury Street, York YO23 1LT

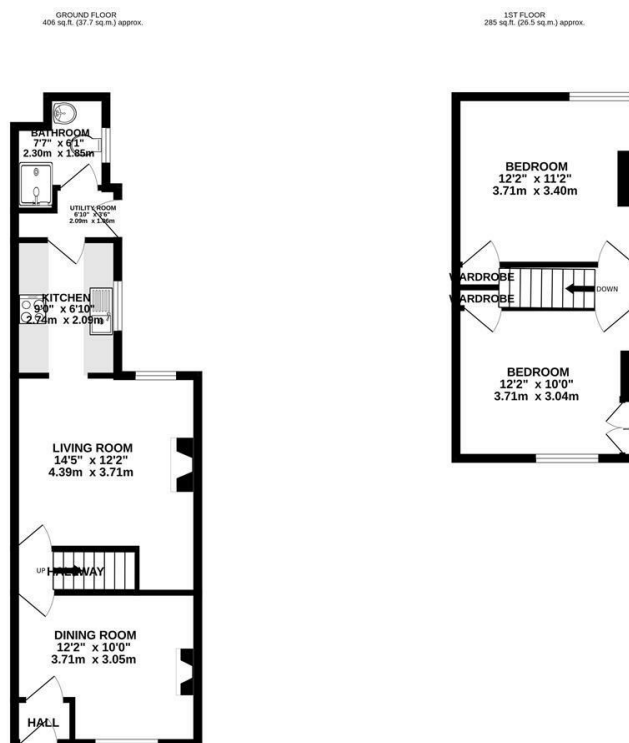
A traditional VICTORIAN "two up/two down" MID-TERRACED HOUSE that has been sympathetically updated and extended to the rear. The property retains some charming period features and fireplaces that blend superbly with the more contemporary living accommodation.

- Traditional Mid-Terraced House
- Two Reception Rooms with Period Fireplaces
- Contemporary Fitted Kitchen
- Smart Modern Shower Room
- Utility Area with Door to Courtyard
- Two Double Bedrooms
- Close to Local Shops and Recreational Facilities
- Easy Access to City Centre
- Riverside Walks
- On Street Parking Available

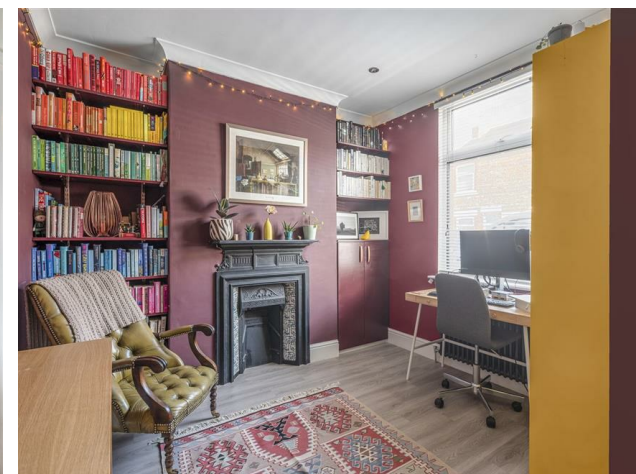
Offers Over £250,000

Tenure: Freehold

Council Tax Band: B

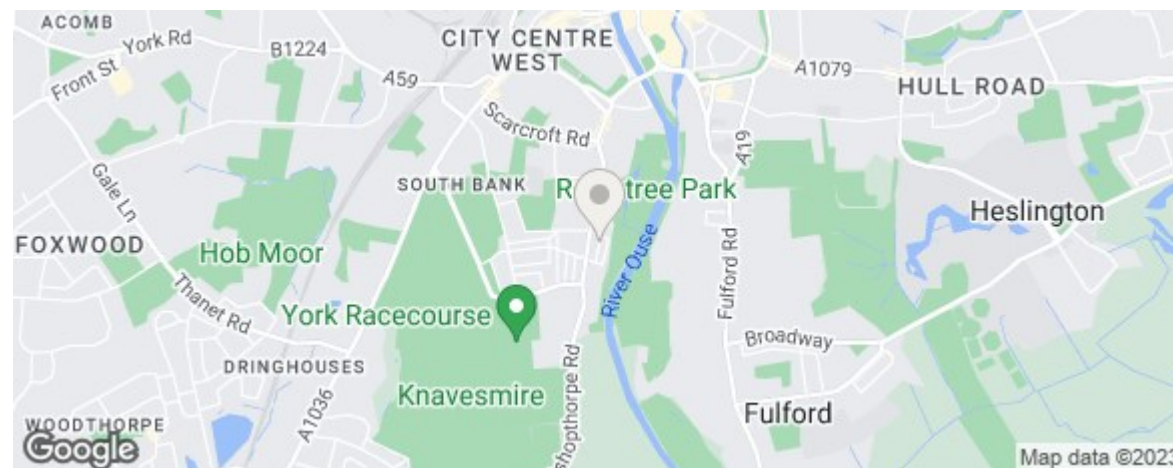
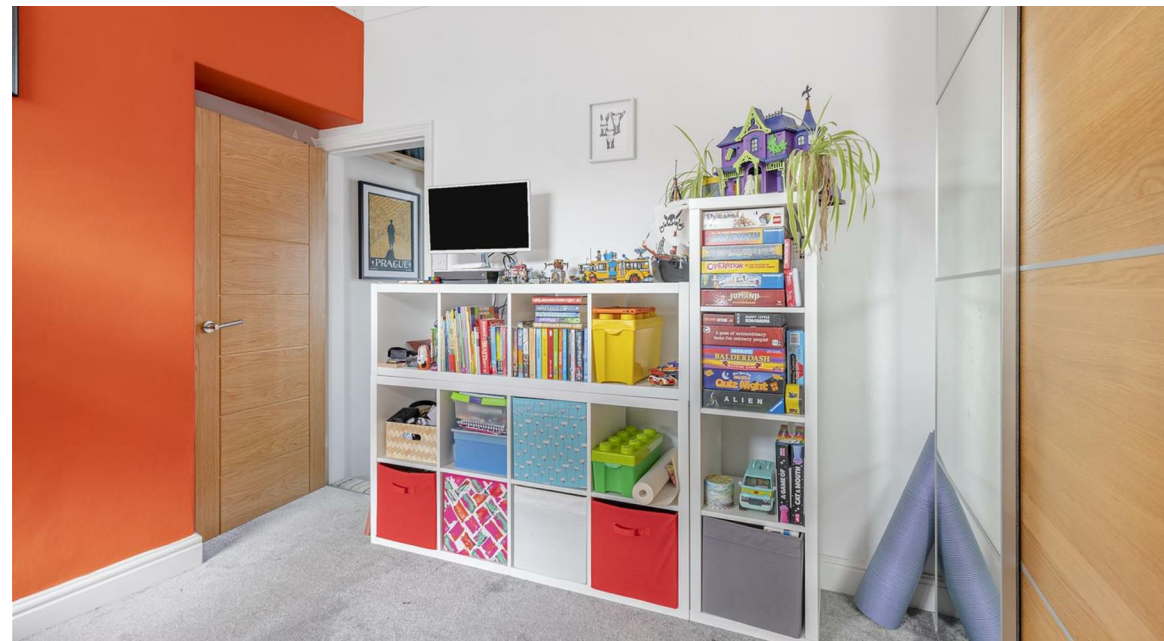


TOTAL FLOOR AREA: 691 sq ft (64.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
 Made with Mettlex 02023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	



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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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