



HUDSON  
MOODY

31 Kensington Street, York YO23 1JA



A well presented two bedroom PERIOD TERRACE house, situated in the highly sought after area of SOUTH BANK. OFFERED WITH NO ONWARD CHAIN

- Period Home
- Well Maintained Throughout
- Kitchen / Diner
- Two Double Bedrooms
- Rear Courtyard
- On Street Parking Available
- Close to Bishopthorpe Road
- Close to York Knavesmire
- Offered with No Onward Chain
- Ideal First Home or Investment

**Guide Price £250,000**

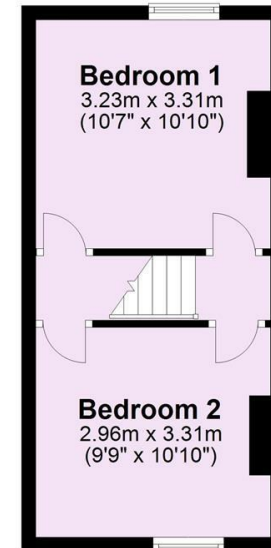
**Tenure: Freehold**

**Council Tax Band: B**

**Ground Floor**  
Approx. 29.3 sq. metres (315.8 sq. feet)



**First Floor**  
Approx. 24.2 sq. metres (260.4 sq. feet)

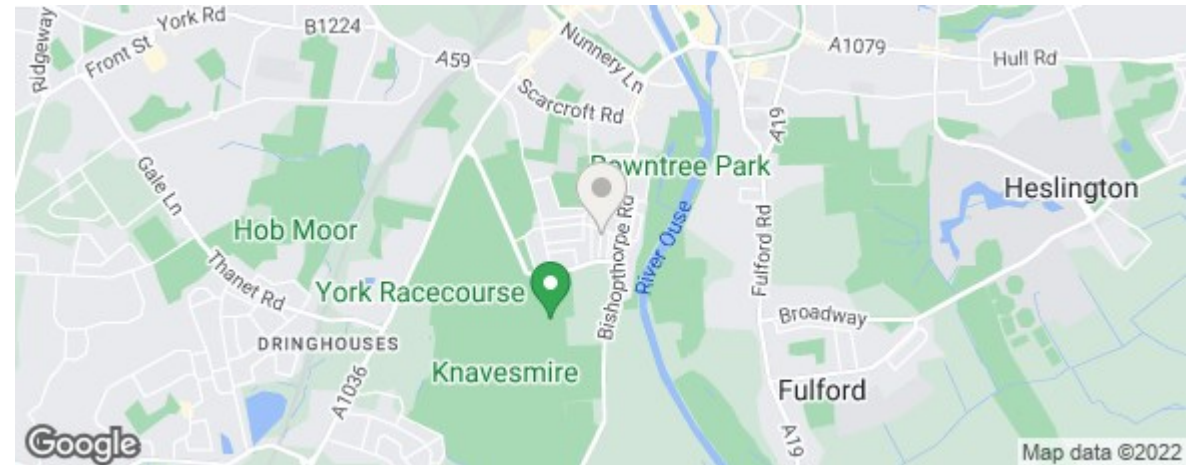


For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**HUDSON  
MOODY**

**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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**