



HUDSON  
MOODY

3 St. Pauls Square, York YO24 4BD



Overlooking a STUNNING GARDEN SQUARE in the popular and sought after HOLGATE area of York, lying close to the city centre and railway station, is this spacious FOUR BEDROOM TRADITIONAL TOWNHOUSE that still retains many charming period features.

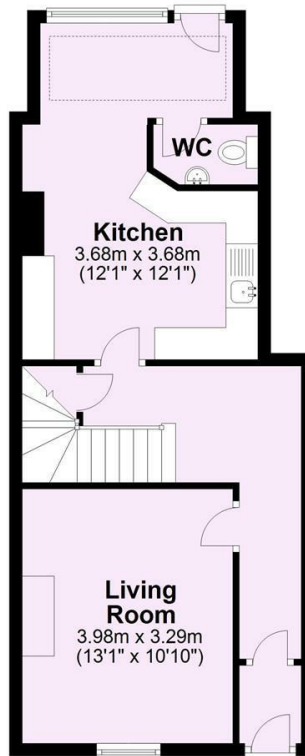
- Grade II Listed Period Townhouse
- Kitchen / Dining Room
- Living Room With Feature Fireplace
- Four Well Proportioned Bedrooms
- Family Bathroom
- Charming Period Features
- Front and Rear Courtyards
- On Street Parking Available
- Walkable Distance to City Centre
- Communal Gardens Within St Pauls Square

**Offers Over £600,000**

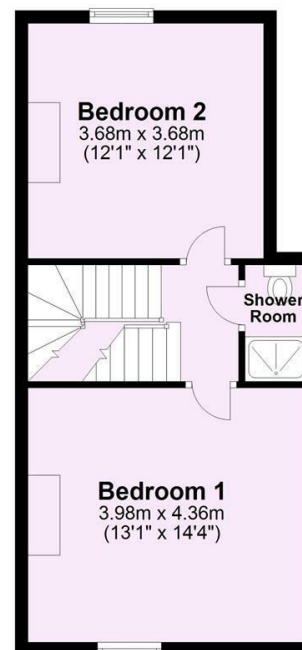
**Tenure: Freehold**

**Council Tax Band: E**

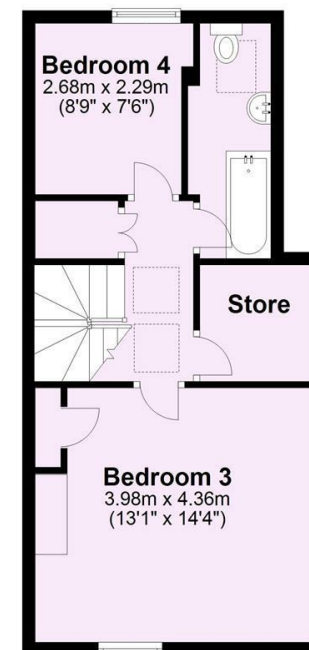
**Ground Floor**  
Approx. 44.4 sq. metres (477.9 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (426.6 sq. feet)



**Second Floor**  
Approx. 39.6 sq. metres (426.6 sq. feet)



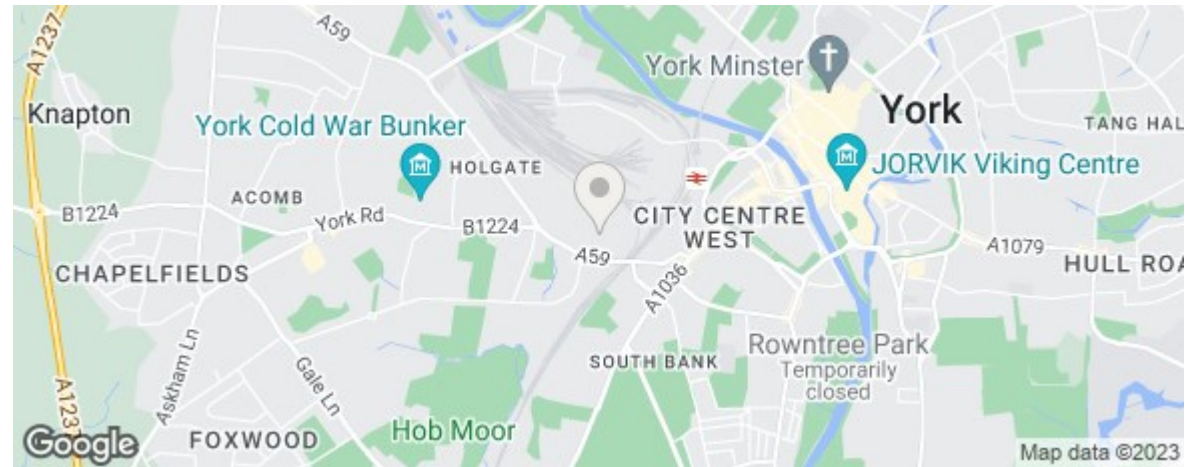
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











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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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