



HUDSON  
MOODY

74 Nunthorpe Road, York YO23 1BQ



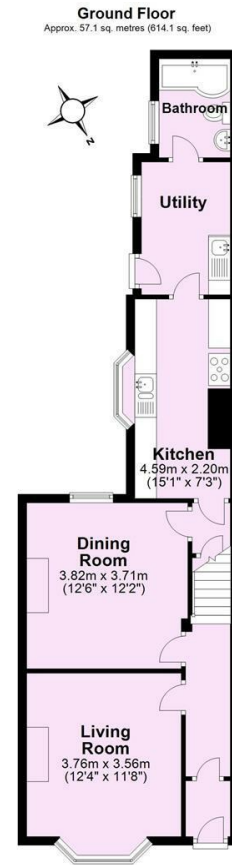
A well presented VICTORIAN MID-TERRACED HOUSE retaining many ORIGINAL FEATURES, situated in a prime location within easy reach of BISHOPTHORPE ROAD shops and restaurants, and a short distance to the City Centre.

- Period Terraced House
- Living Room with Feature Fireplace
- Separate Dining Room
- Fitted Kitchen Featuring Original Range Cooker
- Utility and Ground Floor Bathroom
- Two Double Bedrooms
- Third Bedroom or Office
- First Floor Cloakroom
- Forecourt and Rear Courtyard
- Enviaable Location

**Guide Price £425,000**

**Tenure: Freehold**

**Council Tax Band: C**



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		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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	



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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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