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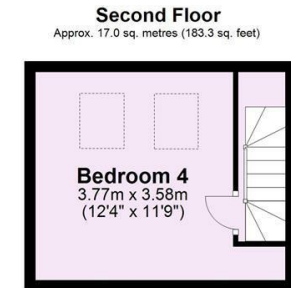
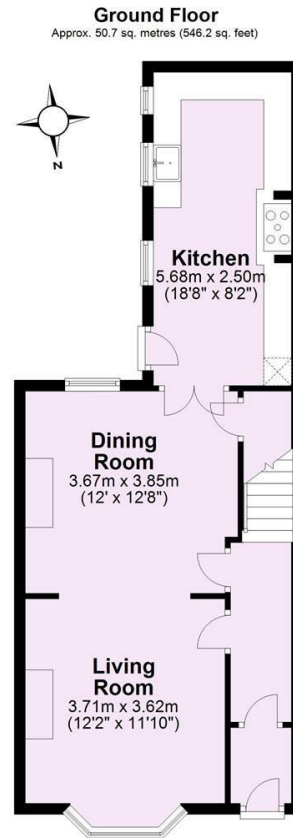
Park View Norfolk Street, Bishopthorpe Road, York  
YO23 1JY

A superbly presented EDWARDIAN MID TERRACED HOUSE which retains many PERIOD FEATURES including high ceilings and original fireplaces, ideally situated just off BISHOPTHORPE ROAD with views across ROWNTREES PARK.

- Spacious Open Plan Living/Dining Room
- Impressive Breakfast Kitchen
- Two Double Bedrooms
- Third Single Room
- Large Wet/Shower Room
- Second Floor Bedroom/Study
- Smart Forecourt
- Attractive Rear Courtyard
- Superb Location Close to Award Winning Parade of Shops

**Guide Price £550,000**

**Tenure: Freehold**



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







Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>62</b>	Potential: <b>81</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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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.
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