



1 Harrison Street, York YO31 1DG

HUDSON
MOODY

A beautifully presented END TERRACE HOUSE with superb open plan ground floor living, situated in the popular HEWORTH area of York close to LOCAL SHOPS AND FACILITIES and within easy reach of York city centre and Monks Cross Retail Park.

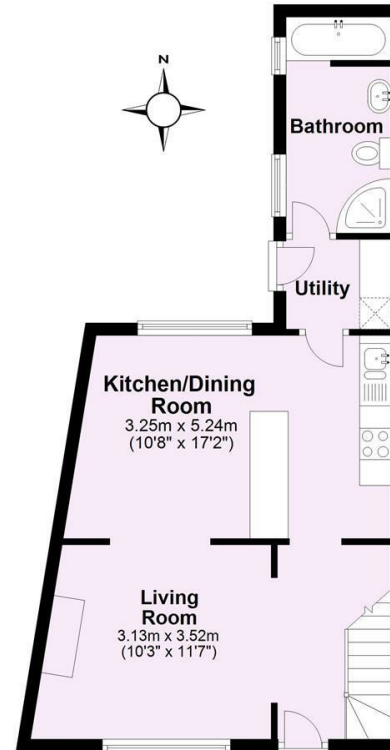
- Refurbished Period End Terrace House
- Open Plan Living Area
- Contemporary Ground Floor Bathroom
- Two Double Bedrooms
- Single Bedroom or Office
- Low Maintenance Forecourt
- Decked Rear Courtyard
- On Street Parking
- Excellent Local Shops and Facilities
- No Onward Chain

Guide Price £290,000

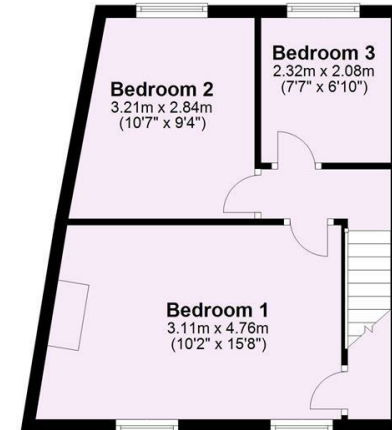
Tenure: Freehold

Council Tax Band: C

Ground Floor
Approx. 42.3 sq. metres (455.7 sq. feet)

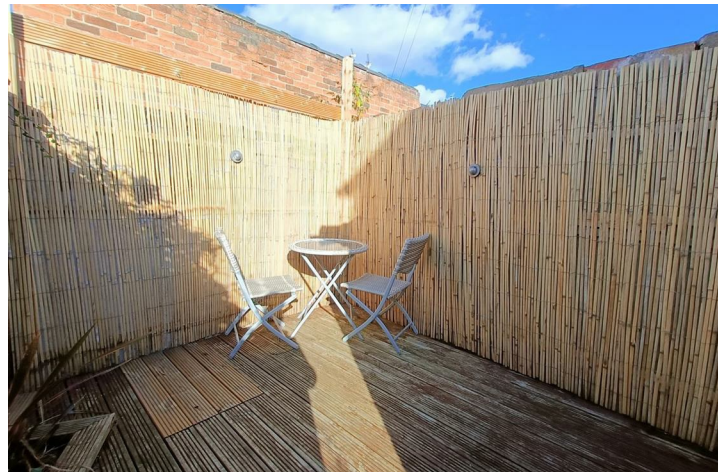


First Floor
Approx. 33.0 sq. metres (355.3 sq. feet)

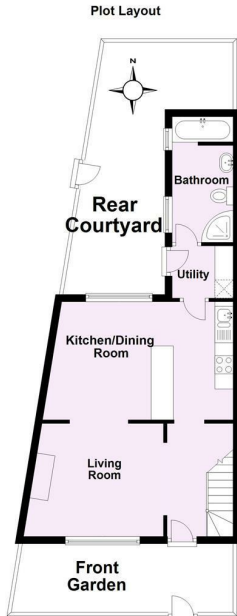


Total area: approx. 75.3 sq. metres (811.0 sq. feet)

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





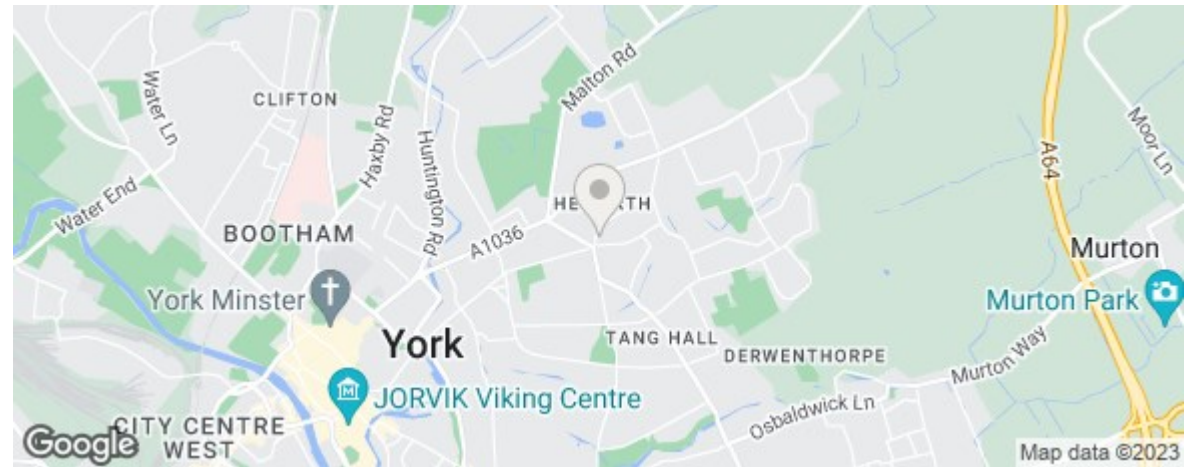


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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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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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