



HUDSON
MOODY

85 Ambrose Street, York YO10 4DT

A modern and beautifully presented TWO BEDROOM MID TERRACED HOUSE, situated conveniently close to York city centre and river walks

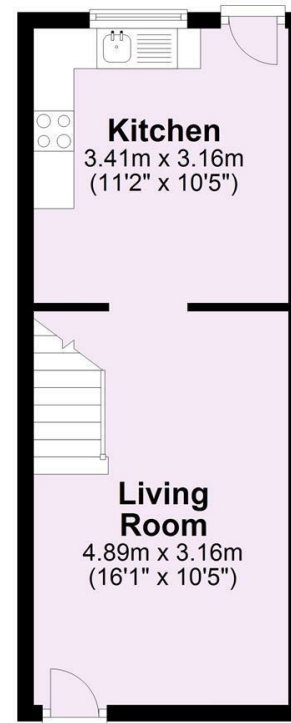
- Traditional Mid-Terraced House
- Spacious Living Room
- Dining Kitchen
- Two Well Proportioned Bedrooms
- Modern Bathroom
- Garden with Summerhouse
- Nearby Riverside Walks
- Quiet Residential Area Close to Local Amenities
- Easy Access to York City Centre
- No Onward Chain

Guide Price £285,000

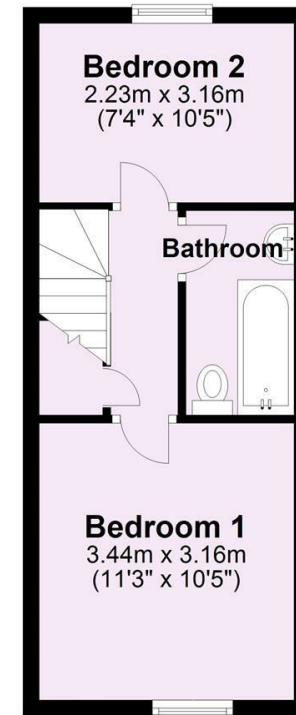
Tenure: Freehold

Council Tax Band: B

Ground Floor
Approx. 26.6 sq. metres (286.1 sq. feet)



First Floor
Approx. 26.6 sq. metres (286.1 sq. feet)



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

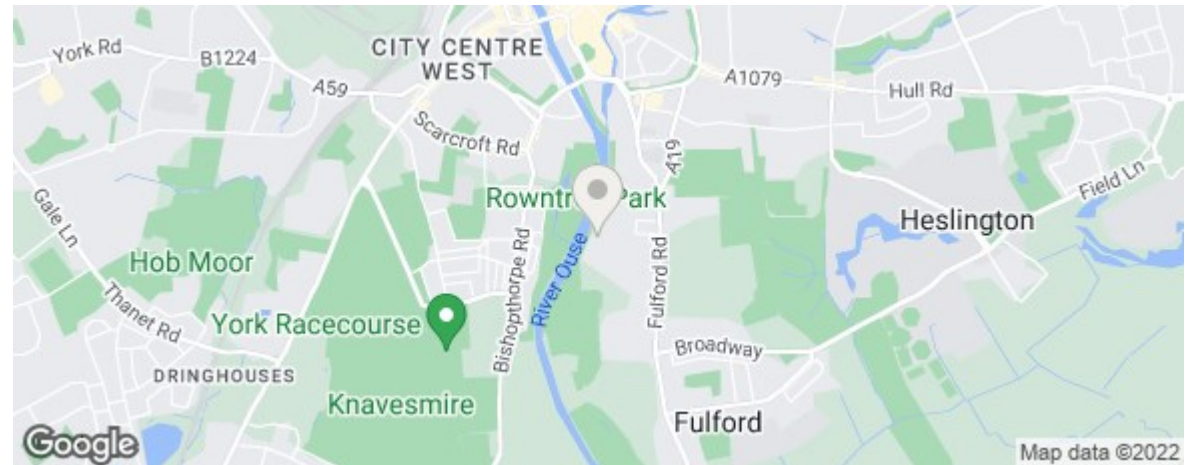






Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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