



HUDSON
MOODY

7 County House Mews Monkgate, York YO31 7NR

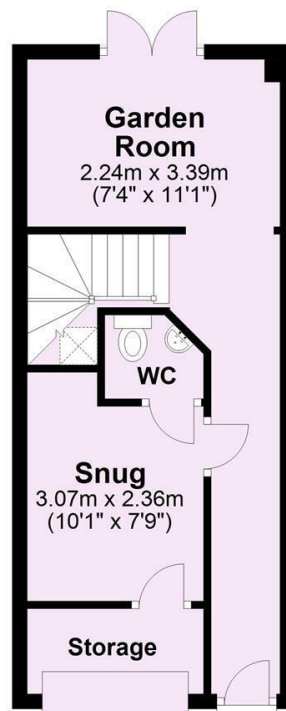
A contemporary, refurbished THREE STOREY TOWNHOUSE situated just outside the city walls yet within easy reach of all amenities available in the historic City of York.

- Striking 3 Storey Townhouse
- Ground Floor Garden/Dining Room and Snug
- First Floor Living Room
- Attractive Modern Kitchen
- Two Double Bedrooms
- Contemporary House Bathroom
- Ground Floor Cloakroom
- Delightful Courtyard Garden
- Secure Parking
- ALLOWS HOLIDAY LETS

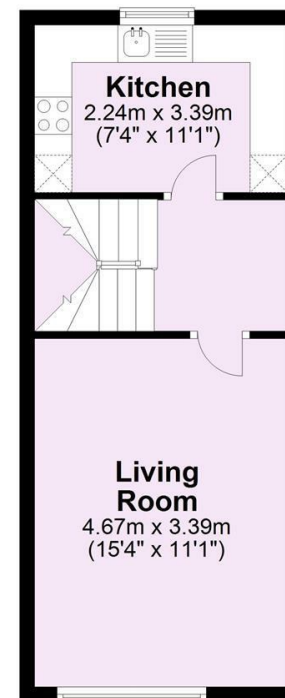
Guide Price £400,000

Tenure: Leasehold - Share of Freehold

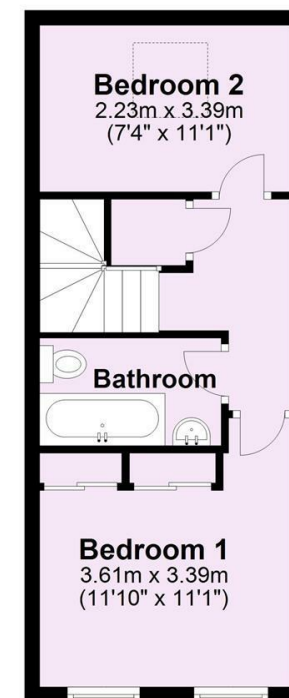
Ground Floor
Approx. 28.8 sq. metres (310.2 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.5 sq. feet)



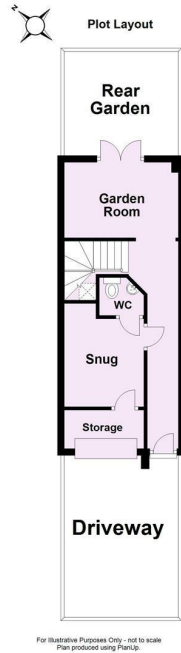
Second Floor
Approx. 30.1 sq. metres (323.5 sq. feet)



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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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		Current	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.
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