



HUDSON  
MOODY

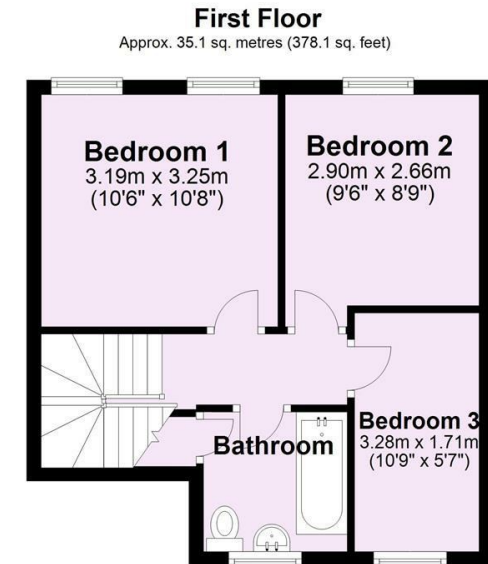
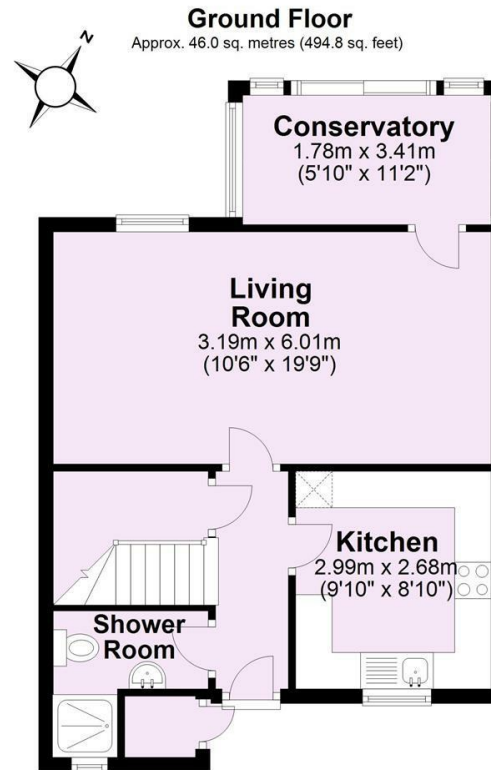
13 Hunt Court, York YO1 7DE

A charming THREE BEDROOM, MEWS STYLE, HOUSE situated in the beautiful ALDWARD area of York, overlooking the city walls enjoying views towards to Minster.

- Attractive House in Stunning Location
- Ground Floor Shower Room
- Open Plan Living/Dining Room
- Kitchen/Garden Room/Conservatory
- Two Double Bedrooms
- Third Single Room or Office
- House Bathroom
- Well Maintained Courtyard Garden
- Garage and Off Street Parking
- No Onward Chain

**Guide Price £450,000**

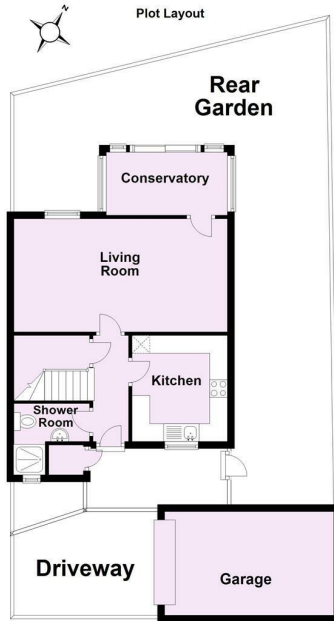
**Tenure: Freehold**



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







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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>55</b>	Potential: <b>82</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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