



HUDSON  
MOODY

64 Knavesmire Crescent, York YO23 1ET

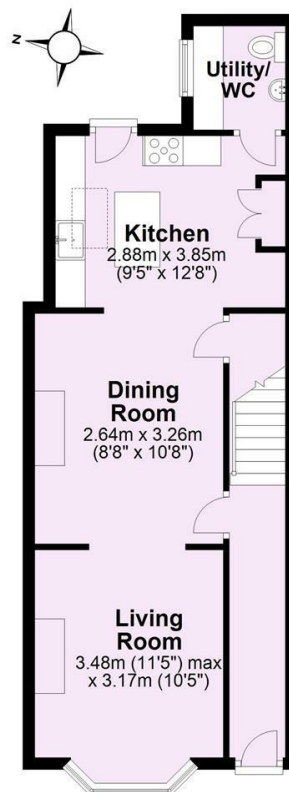


A sympathetically updated, surprisingly SPACIOUS, PERIOD TERRACED HOUSE situated just off THE KNAVESMIRE conveniently close to York city centre and local amenities.

- Attractive Terraced House
- Open Plan Living Area
- Imaginatively Designed Kitchen
- Utility with Ground Floor WC
- Three Double Bedrooms
- Bathroom and En-Suite
- Enclosed Rear Courtyard
- On Street Parking Available
- Panoramic Views over The Knavesmire
- Easy Access to City Centre, Local Shops and Services

**Offers In Excess Of  
£450,000**

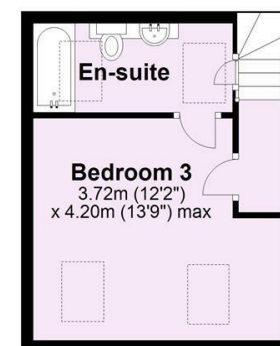
**Ground Floor**  
Approx. 46.1 sq. metres (495.8 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.0 sq. feet)



**Second Floor**  
Approx. 22.3 sq. metres (240.1 sq. feet)



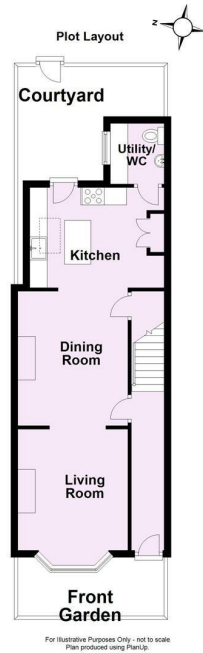
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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