



HUDSON
MOODY

12 Prospect Terrace, York YO1 6EP

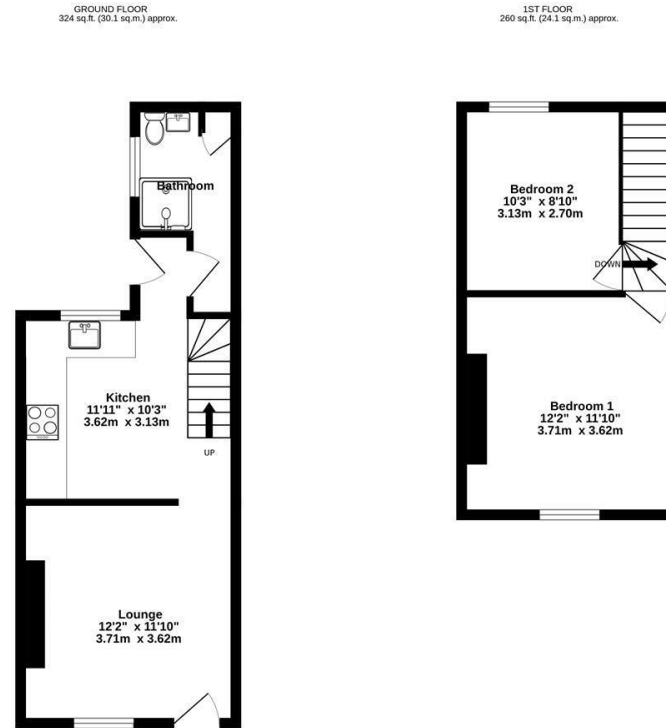
A beautifully renovated TWO DOUBLE BEDROOM period home with a rear courtyard, located within the Historic City Walls of York and short walk to the city centre. Perfect for a first home or investment.

- Newly Refurbished Two Double Bedroom Terrace
- Fitted Kitchen with Integral Appliances
- Spacious Master Bedroom
- Modern Shower Room
- Walled Rear Courtyard
- Sought After Location within the City Walls
- No Onward Chain

Guide Price £350,000

Tenure: Freehold

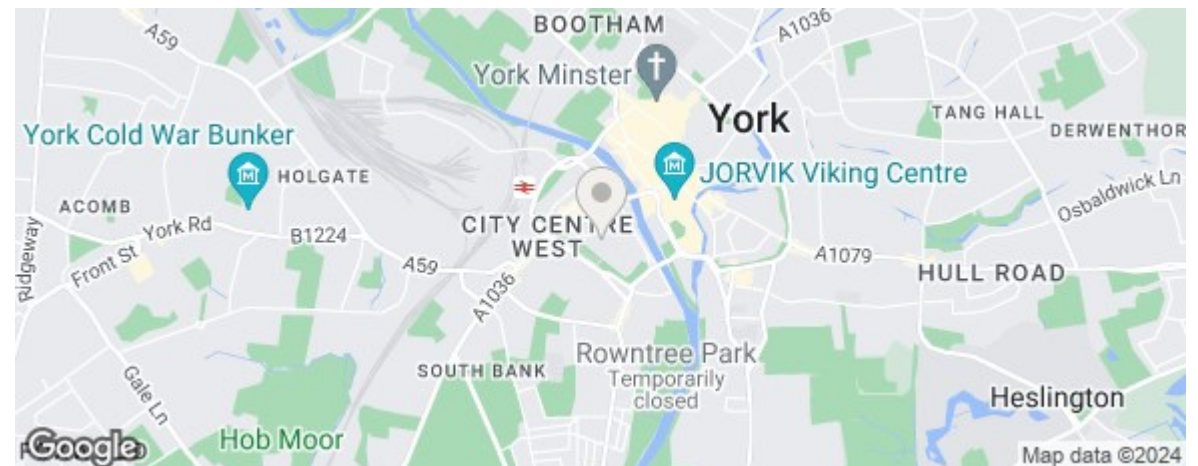
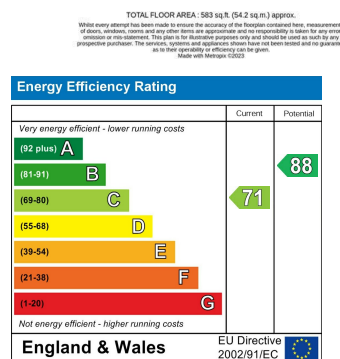
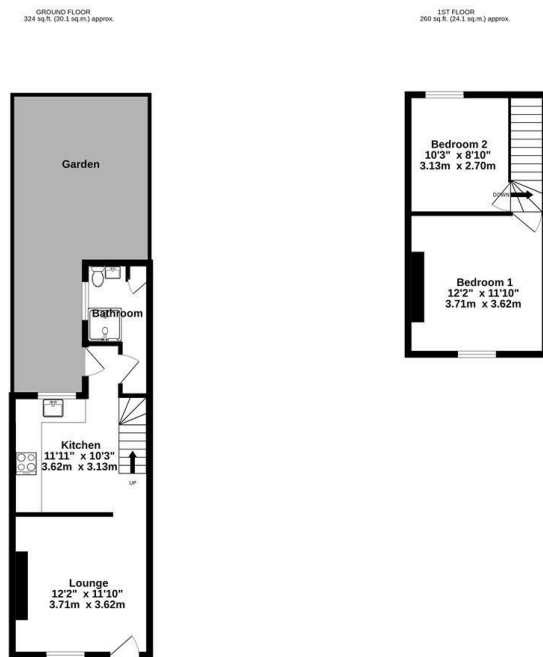
Council Tax Band: B



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error. Creation of this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex (2002)







HUDSON
MOODY

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com