



HUDSON  
MOODY

7 Cleveland Street, Holgate, York YO24 4BS



A beautifully presented and newly updated MID TERRACED HOUSE with CONTEMPORARY KITCHEN. Situated in Holgate, within close proximity to the city centre and 10 minute walk to the station.

- Updated Mid Terrace
- Spacious Living Accomodation
- Fitted Kitchen with Dining Area
- Modern Shower Room
- Two Double Bedrooms
- Additional Well-Proportioned Third Bedroom
- Courtyard with Storage
- 15 Minute Walk to the City Centre
- Perfect First Home
- No Onward Chain

**Guide Price £300,000**

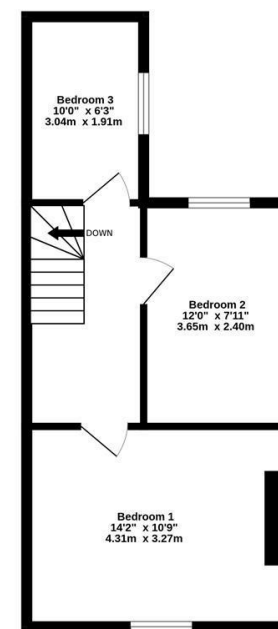
**Tenure: Freehold**

**Council Tax Band: B**

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

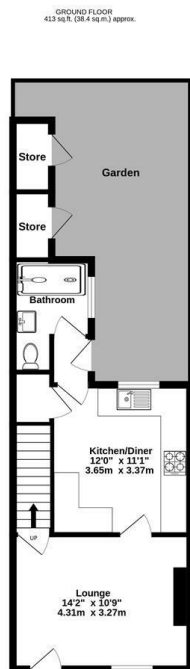


TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained items, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.  
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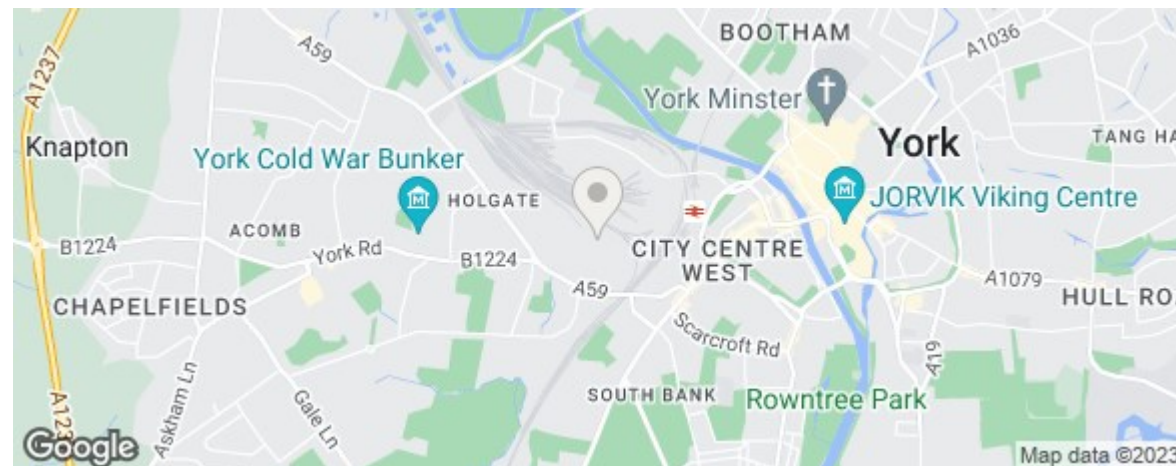




TOTAL FLOOR AREA - 413 sq ft (38.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any mis-  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



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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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