



HUDSON  
MOODY

40 Park Grove, York YO31 8LG



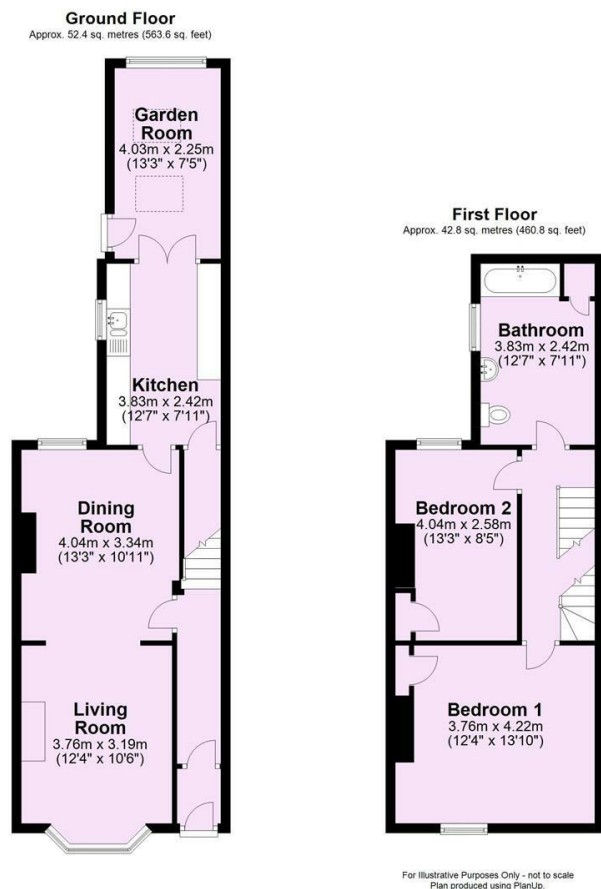
A superbly presented and sympathetically extended VICTORIAN MID-TERRACED HOUSE providing substantial living accommodation, three double bedrooms and family bathroom. The house lies in a convenient location in The Groves area of York providing easy access to the city centre and York District Hospital.

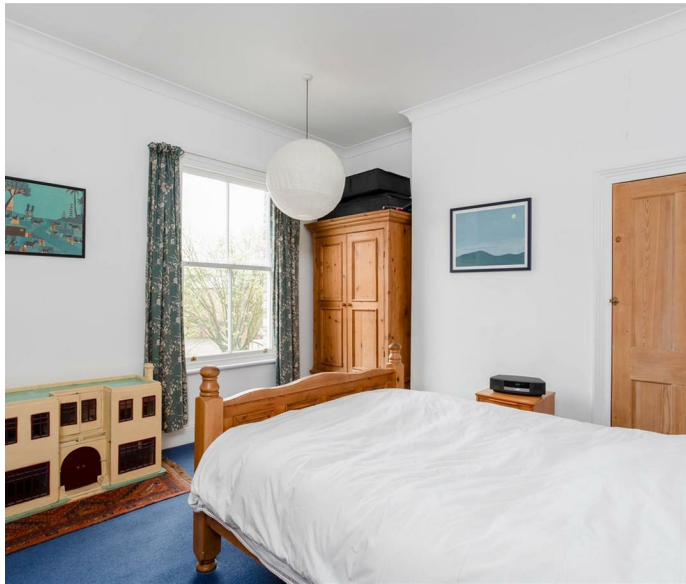
- Victorian Mid-Terraced House
- Spacious Accommodation
- Open Plan Living/Dining Room
- Garden Room/Office
- Fully Fitted Kitchen with Extra Storage
- Two First Floor Double Bedrooms
- Modern House Bathroom
- Loft Conversion Providing Third Double Bedroom
- Front and Rear Courtyards
- Close to City Centre

**Guide Price £400,000**

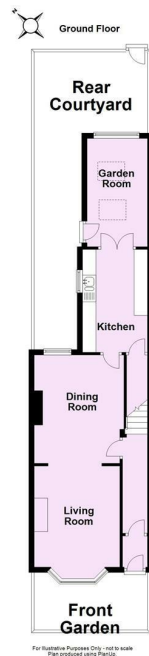
**Tenure: Freehold**

**Council Tax Band: C**









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	

#### 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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