



HUDSON
MOODY

25 St. Olaves Road, Bootham, York YO30 7AL

A Beautiful MID TERRACED PERIOD HOUSE offering three bedrooms and pretty courtyard garden, situated within a short distance of the Minster and Railway Station

- Forecourted Terrace House Retaining many Period Features Throughout
- Open Plan Living & Dining Room
- Superb Kitchen with Breakfast Area
- Master Bedroom with Adjacent Shower Room
- Second Double Bedroom
- A Third Smaller Double Bedroom
- House Bathroom
- Attractive Courtyard Garden
- Permit Parking Available
- 10 Minute Walk to the City Centre and Railway Station

Guide Price £495,000

Tenure: Freehold

Council Tax Band: D


Ground Floor
Approx. 57.9 sq. metres (623.5 sq. feet)



First Floor
Approx. 58.2 sq. metres (625.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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.
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