



HUDSON
MOODY

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

P
10 mins
No return within
1 hour

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

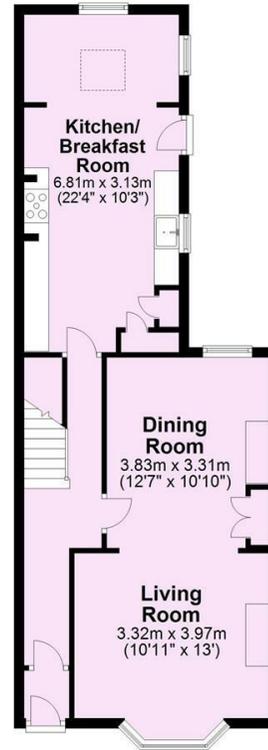
Tenure: Freehold

Council Tax Band: D



Ground Floor

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



First Floor

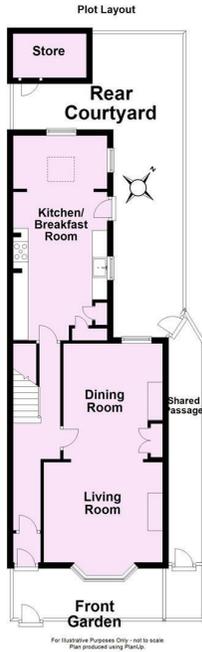
Approx. 58.2 sq. metres (625.9 sq. feet)



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			
		78	
		55	
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

**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