



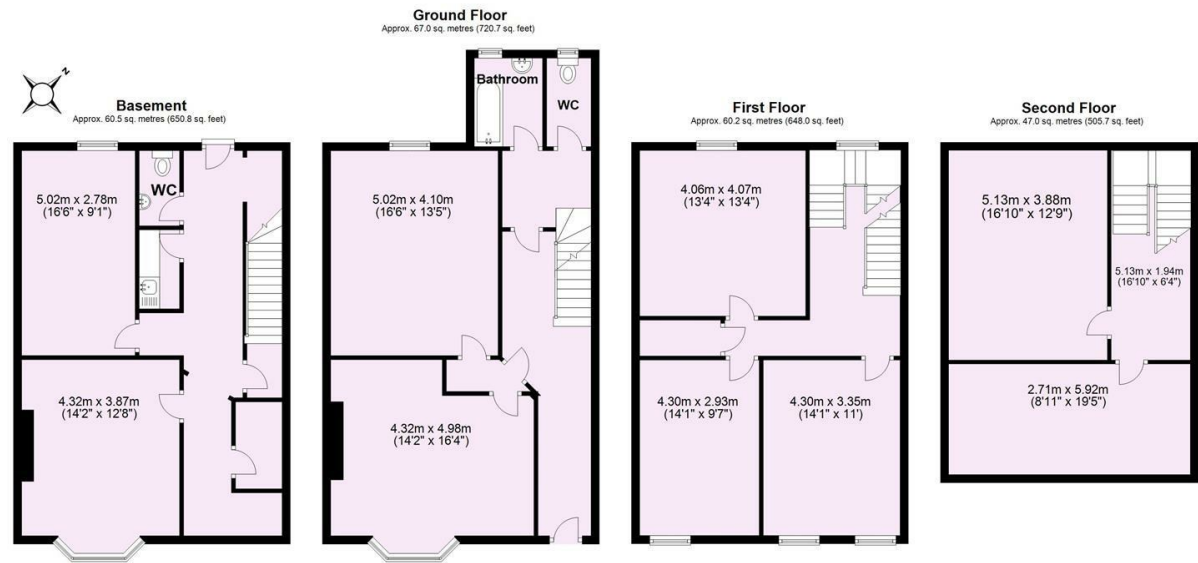
HUDSON  
MOODY

27 St. Marys, Bootham, York YO30 7DD



A substantial townhouse, currently divided into apartments with planning consent for conversion back to a single dwelling.

- Period Townhouse Arranged over Four Floors
- Requires Extensive Renovation
- Rear Garden
- No Onward Chain
- Highly Desirable Location a short walk to the City Centre and Train Station



For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

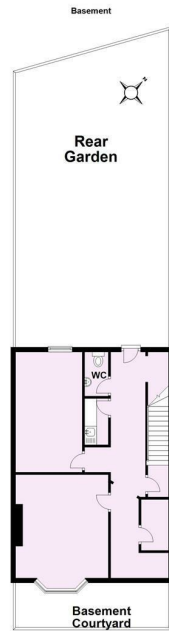
**Offers In The Region Of  
£700,000**


**Tenure: Freehold**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>63</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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.
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