



HUDSON
MOODY

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

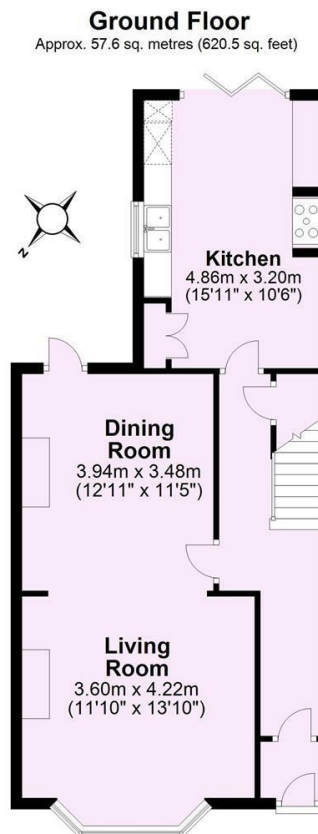
Lying CONVENIENTLY CLOSE TO YORK CITY CENTRE is this immaculately presented VICTORIAN TERRACED HOUSE that offers open plan living accommodation, three good sized bedrooms and a landscaped courtyard.

- Sympathetically Modernised Victorian Terraced House
- Open Plan Living/Dining Room
- Delightful Kitchen with Bi-Folding Doors to Terrace
- Master Bedroom with En-Suite Shower Room.
- Two Further Double Bedrooms
- House Bathroom
- Forecourt Garden
- Superb Walled Courtyard Garden
- On Street Parking Available
- Close to City Centre

Offers Over £540,000

Tenure: Freehold

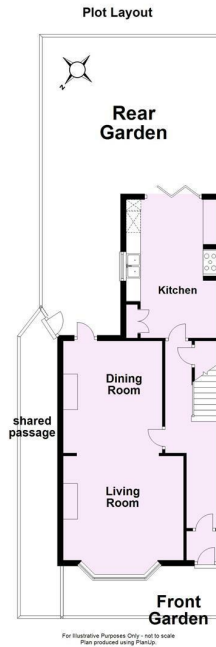
Council Tax Band: D



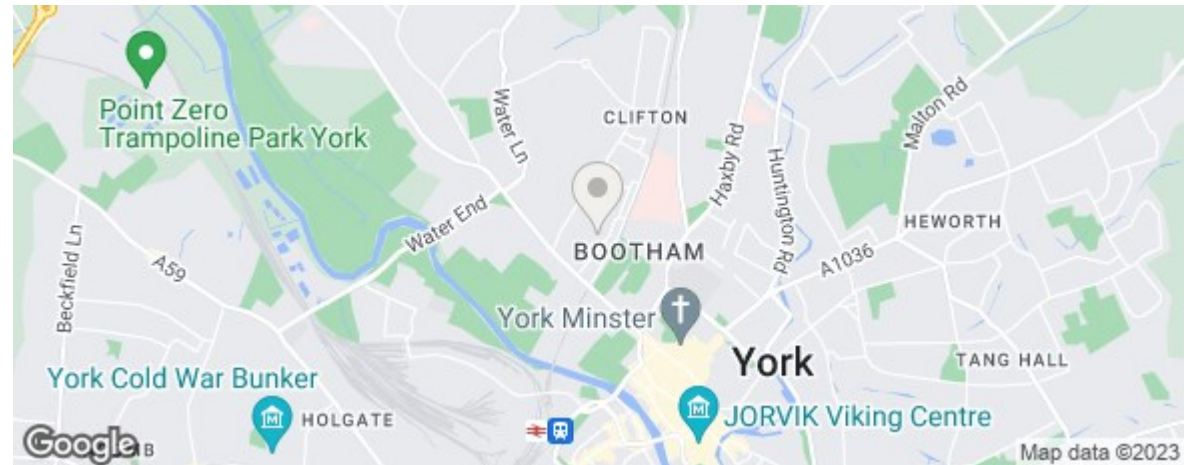
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.

**HUDSON
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