

HUDSON  
MOODY

26  
Marygate, YO30 7BH





The property is accessed directly from Marygate into a spacious entrance hall with tiled floor and a stairwell giving access to the upper floors. The generous living room features a period, open, fireplace with raised hearth and timber surround, timber flooring, picture window to the front and panelling to dado height. Double wooden doors, with ornate mouldings, continue through to the timber floored dining kitchen fitted with a range of modern units including full height fridge/freezer, integral oven and hob together with a central island. Sliding doors provide good natural light and lead into the rear courtyard garden. Off the kitchen is a generous utility area. To the first floor is the master bedroom with en-suite shower room and a second double bedroom with Juliette balcony and en-suite bathroom. To the second floor are two further bedrooms, one with Juliette balcony, and the house bathroom. Externally the property benefits from a single off street parking space to the rear. Marygate offers easy access to riverside walks and to the Museum Gardens surrounding the ruins of St Mary's Abbey. In addition the property lies conveniently close to the City centre and railway station.



- Stunning Refurbished Townhouse in Superb Central Location
- Dining Kitchen with Integral Appliances
- Light and Spacious Living Room
- Ground Floor W.C. and Utility
- Master & Guest Bedrooms with En-suite Facilities
- Two Further Double Bedrooms
- House Bathroom
- Rear Courtyard Garden
- Allocated Off Street Parking Space
- Envious Location inside the City Walls

**Guide Price £775,000**

**Tenure: Freehold**

**Council Tax Band:**





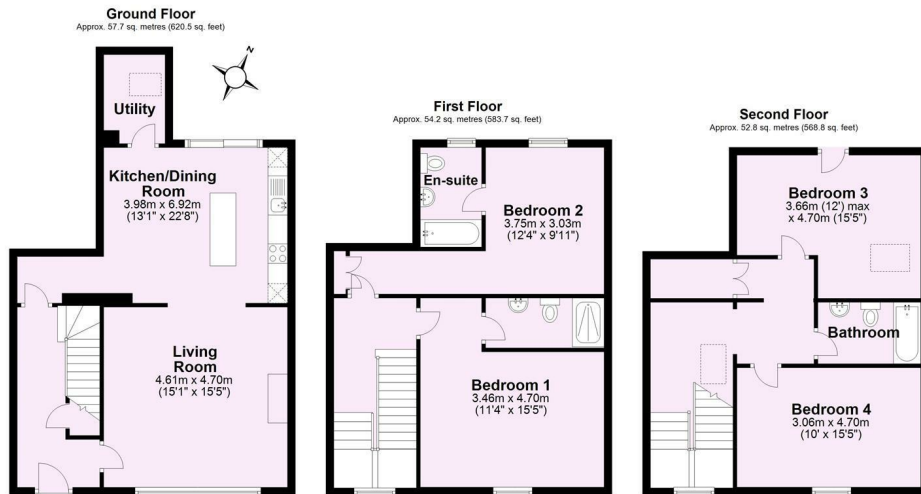


***A beautiful, newly converted, four bedroomed period mid-townhouse retaining much of it's original charm with off street parking, situated in the sought after Bootham area of York within walking distance of York Minster and the City Centre***

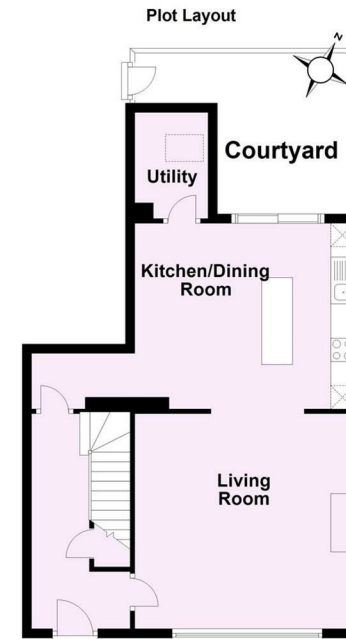




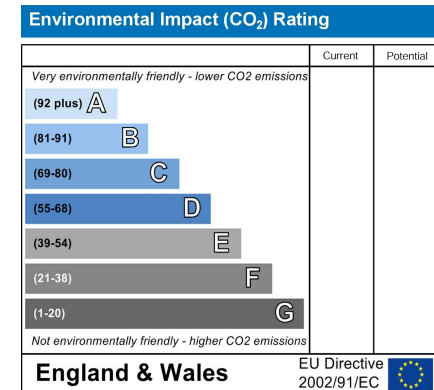
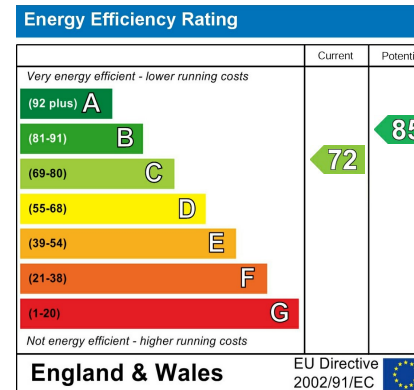
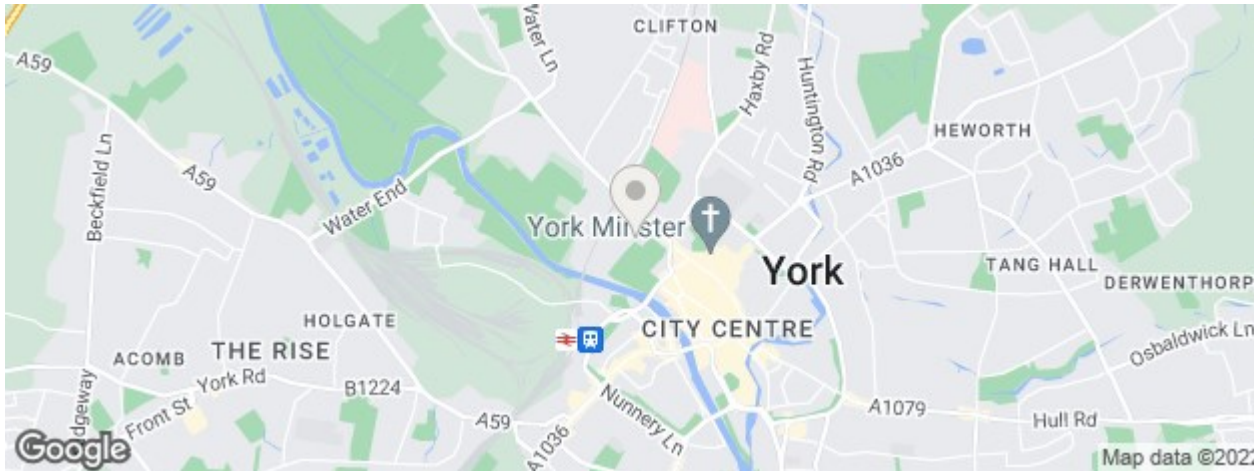




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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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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