



HUDSON
MOODY

33 Sycamore Terrace, York YO30 7DN

A beautifully presented and surprisingly spacious **THREE BEDROOM TERRACED PERIOD HOUSE**, retaining plenty of **ORIGINAL FEATURES**, situated in a convenient and popular location just off **BOOTHAM**.

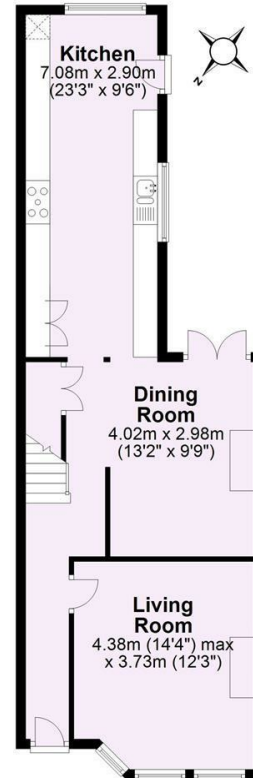
- Charming Period Terraced House
- Retains Many Period Features
- Living Room
- Dining Room / Kitchen
- Three Double Bedrooms
- House Bathroom with Shower and Bath
- Large Attic Room
- Large Attractive Enclosed Courtyard Garden
- Easy Reach of City Centre
- Close to Museum Gardens

Guide Price £500,000

Tenure: Freehold

Council Tax Band: D

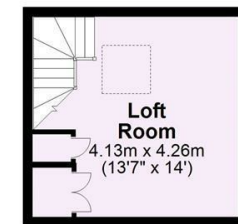
Ground Floor
Approx. 53.6 sq. metres (576.7 sq. feet)



First Floor
Approx. 56.5 sq. metres (607.9 sq. feet)

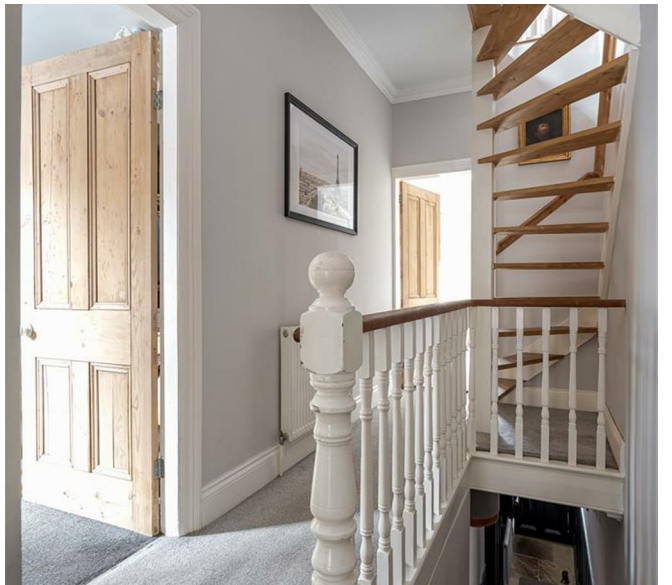


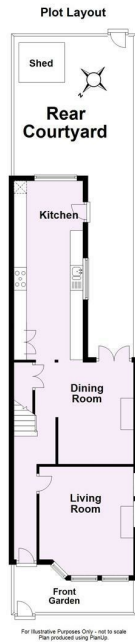
Second Floor
Approx. 17.6 sq. metres (189.4 sq. feet)



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

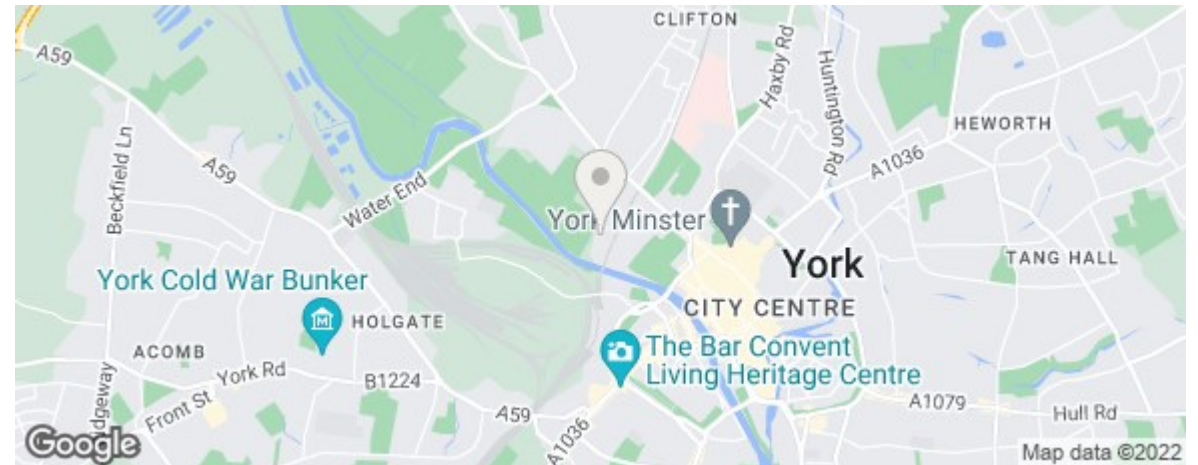






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

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	



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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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