



HUDSON
MOODY

6 Grosvenor Park, Bootham, York YO30 6BX



A superb GEORGIAN STYLE MODERN TOWNHOUSE situated just off BOOTHAM within easy reach of the city centre, benefiting from a GARAGE and courtyard GARDEN .

The house is approached via an attractive enclosed forecourt garden giving it instant kerb appeal. The spacious hallway has the benefit of built in storage and has doors off to the office or bedroom 4, ground floor WC, and utility room. The hallway continues through to the spacious dining kitchen which boasts a wide range of fitted units, integral fridge freezer, dishwasher and large oven. The impressive dining area is enhanced by French doors which open out into the South East facing courtyard garden.

The generous, first floor, living room features half glazed French doors opening onto a Juliette balcony with views over the garden. To this floor is also a double bedroom, with a Juliette balcony and a stylish bathroom with bath and shower cubicle. The staircase continues to the second floor landing off which is the light and airy master bedroom with en-suite shower room and a further double bedroom, both fitted with a range of wardrobes. To the rear of the house is a beautifully landscaped, private, paved courtyard garden and detached garage with additional allocated car parking space.

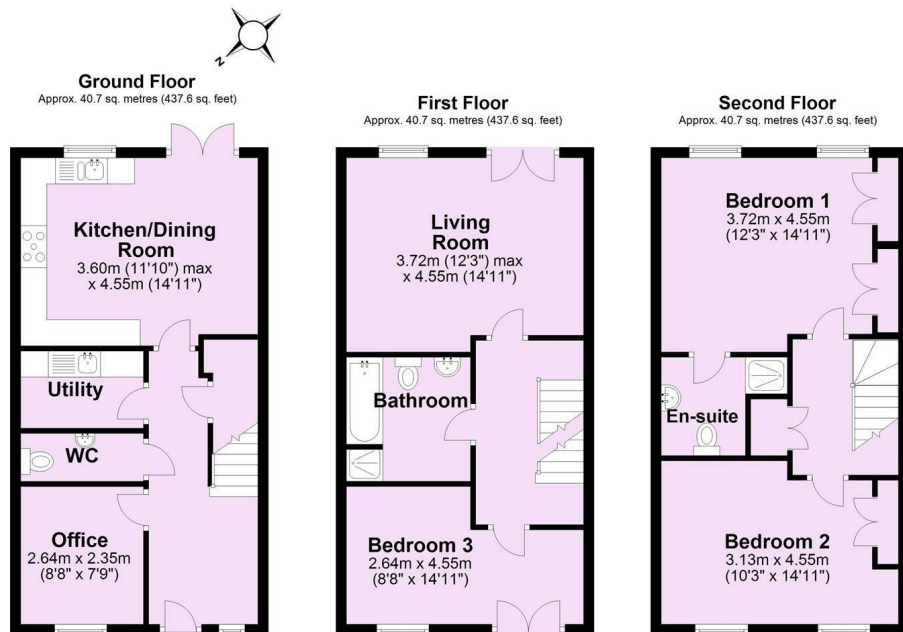


- Modern Townhouse
- Impressive Dining Kitchen
- Separate Utility and WC
- Ground Floor Office/Bedroom 4
- First Floor Living Room with Juliette Balcony
- Master Bedroom En-Suite
- Two Generous Double Bedrooms
- Landscaped Courtyard Garden
- Detached Garage and Off Street Parking

Guide Price £435,000

Tenure: Freehold





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	85

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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IMPORTANT NOTICE

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- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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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