



HUDSON
MOODY

7 Marygate Mews , Bootham, York YO30 7EN

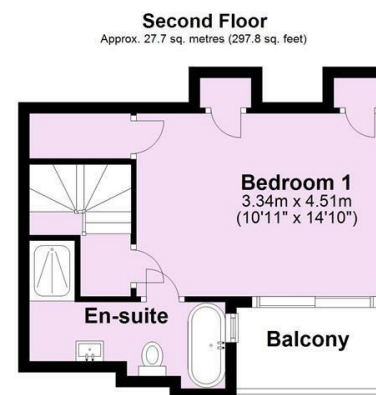
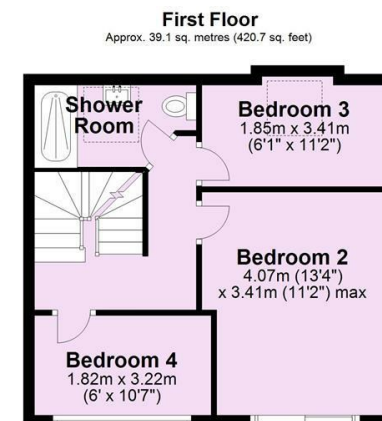
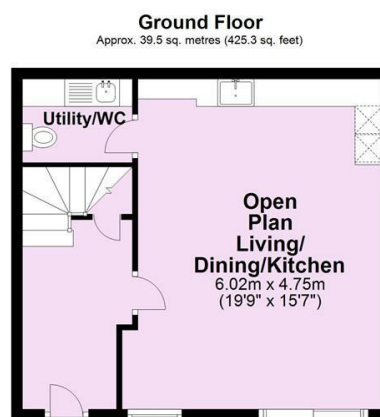
A contemporary, newly converted, **THREE STOREY TOWNHOUSE** set within an **EXCLUSIVE DEVELOPMENT** on Marygate, one of the most enviable locations in York. Benefiting from private parking and a garage.

- Recently Converted Luxury Townhouse
- Spacious Open Plan Kitchen Dining Area
- Separate Utility and WC
- Three First Floor Bedrooms
- House Shower Room
- Top Floor En-Suite Master Bedroom with Balcony enjoying Panoramic City Views
- Off Road Parking
- Garage with First Floor Home Office
- Prestigious Location
- A Short Walk to the Museum Gardens, City Centre, Local Cafes and the Minster

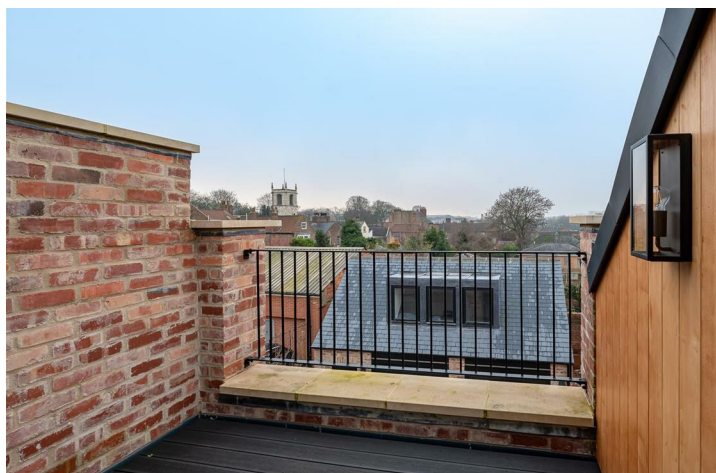
Offers In Excess Of £650,000

Tenure: Freehold

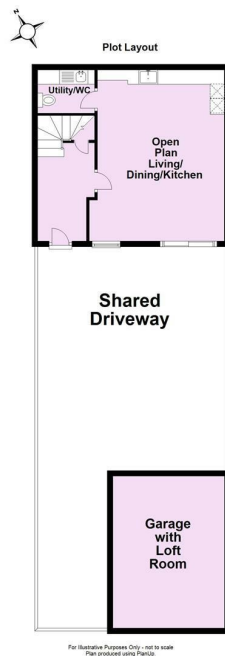
Council Tax Band: New Build



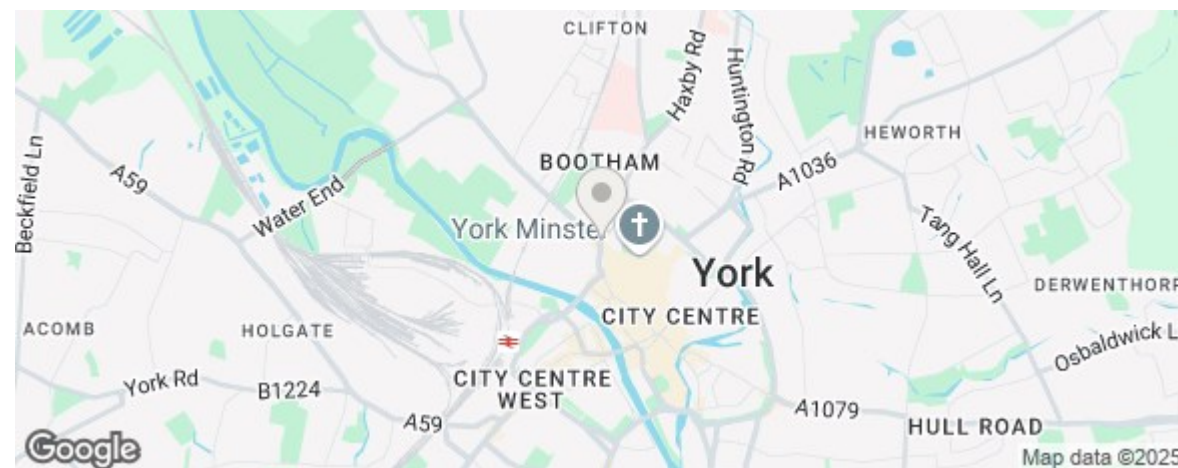
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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	



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
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com