



HUDSON
MOODY

33 Shipton Street, York YO30 7AU

A sympathetically updated
**FORECOURTED TERRACED
HOUSE** situated in the popular
Bootham area of York, within
easy reach of the city centre.

- Charming Terraced House
- Living Room
- Separate Dining Room (Second Reception Room)
- Galley Style Kitchen with Utility Area
- Modern Ground Floor Bathroom
- Two First Floor Double Bedrooms
- Converted Loft Recreation Area
- Front Courtyard and Rear Yard
- Convenient Area Close to City Centre

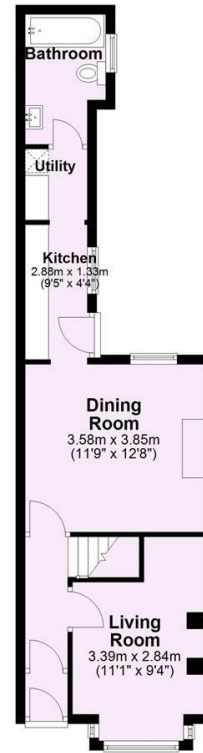
Guide Price £250,000

Tenure: Freehold

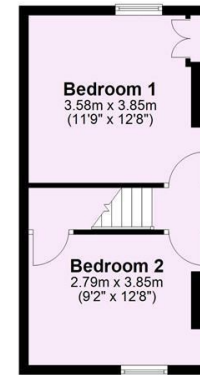
Council Tax Band: B



Ground Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.6 sq. feet)

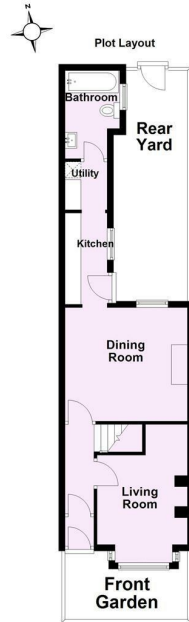


Total area: approx. 69.2 sq. metres (744.6 sq. feet)

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







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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com