



HUDSON
MOODY

Mulberry Lodge Sycamore Terrace, Bootham, York
YO30 7DN

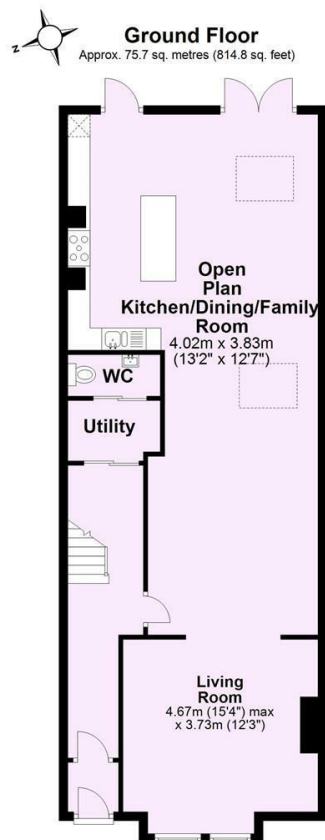
A four bedroom period mid-terraced house that has been tastefully modernised offering contemporary accommodation including an impressive open plan ground floor and external home office. The property is situated in the popular Bootham area of York, in a quiet street within easy reach of the city centre and St Peter's School.

- Four Bedroom Period Terrace Offered with No Onward Chain
- Open Plan Kitchen / Dining / Living
- Fitted Kitchen with Integrated Appliances and Range Cooker
- Utility and Ground Floor WC
- Master Bedroom with En-Suite
- Three Double Bedrooms, Additional Single Bedroom
- Family Bathroom with Shower Over Bath
- Courtyard with Rear Access
- Garden Office with Heating and Electric
- Renovated Throughout to a High Standard

Guide Price £750,000

Tenure: Freehold

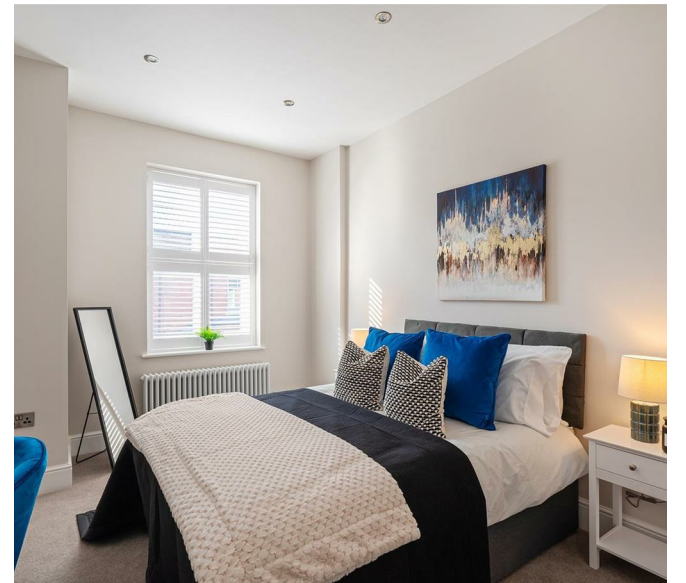
Council Tax Band: D

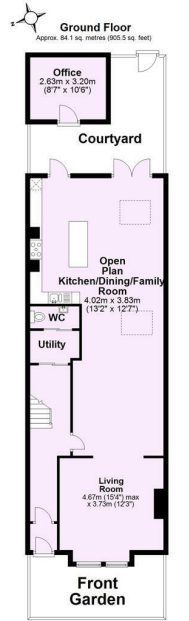


Total area: approx. 146.4 sq. metres (1576.0 sq. feet)

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

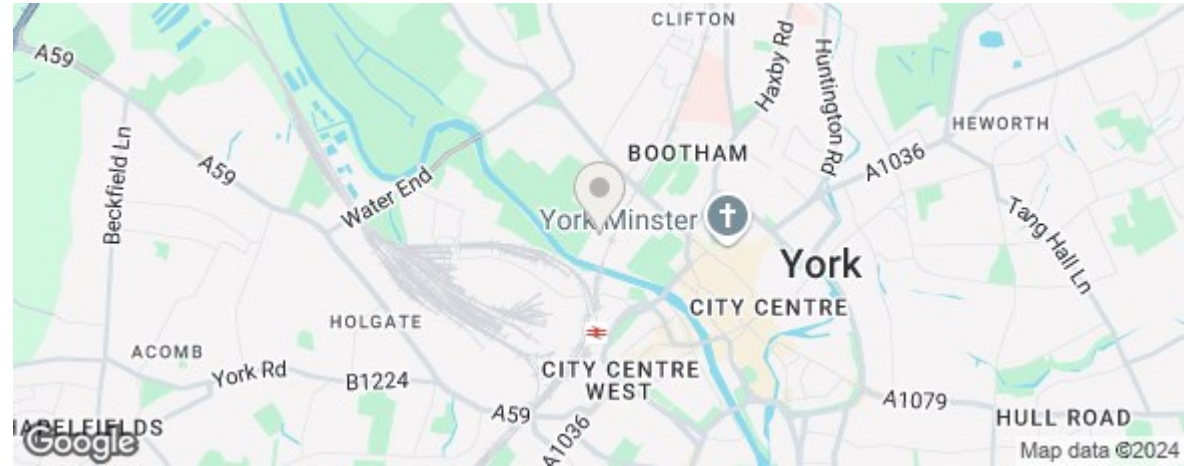






Total area: approx. 154.8 sq. metres (1666.7 sq. feet)
For Information Purposes Only - not to be used for production of building plans.

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



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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.
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com