

HUDSON
MOODY

Sycamore Terrace Bootham York YO30 7DN

Rent: £3,000 PCM
Deposit: £3,461
Furnishing: Unfurnished
Council Tax Band: D
Available immediately



- Four Bedroom Period Terrace
- Fitted Kitchen with Integrated Appliances and Range Cooker
- Renovated Throughout to a High Standard
- Family Bathroom with Shower Over Bath
- Garden Office with Heating and Electric

- Open Plan Kitchen / Dining / Living
- Utility and Ground Floor WC
- Three Double Bedrooms, Additional Single Bedroom
- Courtyard with Rear Access
- Available immediately



A stunning mid-terraced period house that has been superbly modernised to offer exceptional contemporary accommodation including a superb open plan ground floor, four bedrooms and an 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.

A small entrance vestibule guides you through to a good sized reception hall with staircase and entrance into the exceptional and spacious open plan living accommodation. The ground floor flows perfectly with laminate wood flooring throughout, whilst two large sash style windows with plantation blinds provide privacy from the road and highlight the front living area. This then opens through a wide archway into the exceptional family room with a further sitting area, dining room and kitchen beyond. The dining area provides ample space for a large dining table whilst the extended kitchen features an excellent range of units with brand new integrated appliances including a large gas fired range cooker with extractor fan and a breakfast bar that divides the kitchen from a further seating area with Velux roof lights and French doors to the sunny rear courtyard. The ground floor is completed with a utility room and separate ground floor WC off the reception hall.

On the first floor you will discover the master bedroom with en-suite shower room, two further spacious double bedrooms with fitted furniture and a single room or office, all of which are served by the immaculate house bathroom.

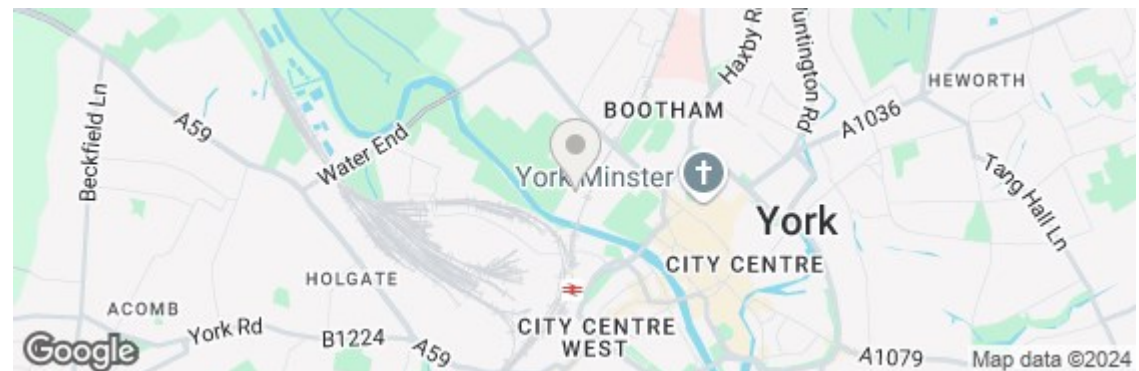
The property is completed by the rear courtyard with space for alfresco entertaining and a useful external office or games room. The property has been recently renovated to a very high standard including windows, boiler and electrics

Council tax band D

No smokers or pets. Available immediately

| 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 | 78 | 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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