



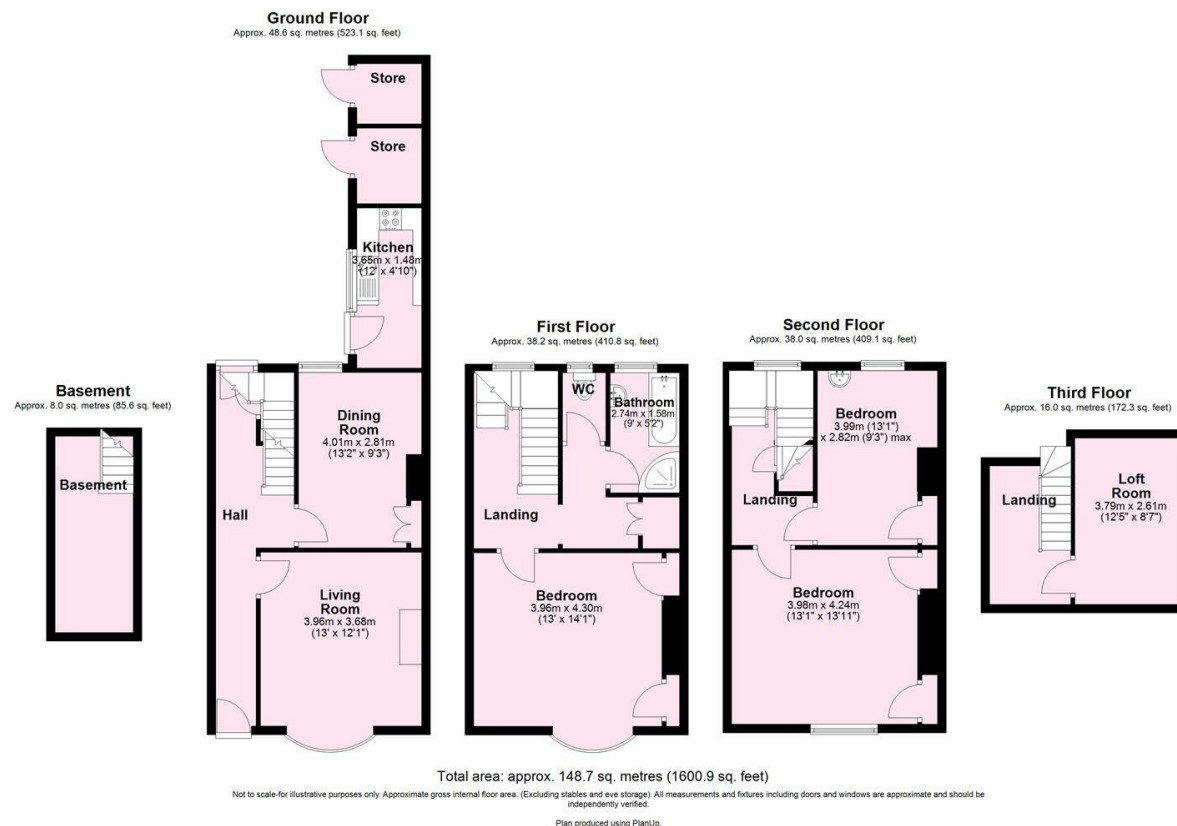
HUDSON
MOODY

71 Bootham, York YO30 7DQ

Offered to the market with NO ONWARD CHAIN, this surprisingly large and attractive mid-terraced period house is set in an enviable location on Bootham, within easy walking distance to the city centre and both St Peter's and Bootham schools.

The house requires modernisation yet offers potential to provide excellent accommodation over five floors (including a basement and attic room), together with a remarkably large mature garden.

- Attractive Mid-Terrace Grade 2 Listed Period House
- Requires Modernisation Throughout
- Living Room with Fireplace and Bay Window
- Second Reception/Dining Room
- Fitted Kitchen with Space for Appliances
- First Floor Bedroom One and House Bathroom
- Two Second Floor Double Bedrooms
- Potential to Extend into Basement and Attic Space
- Private Mature Garden with Brick-Built Storage
- Offered with No Onward Chain



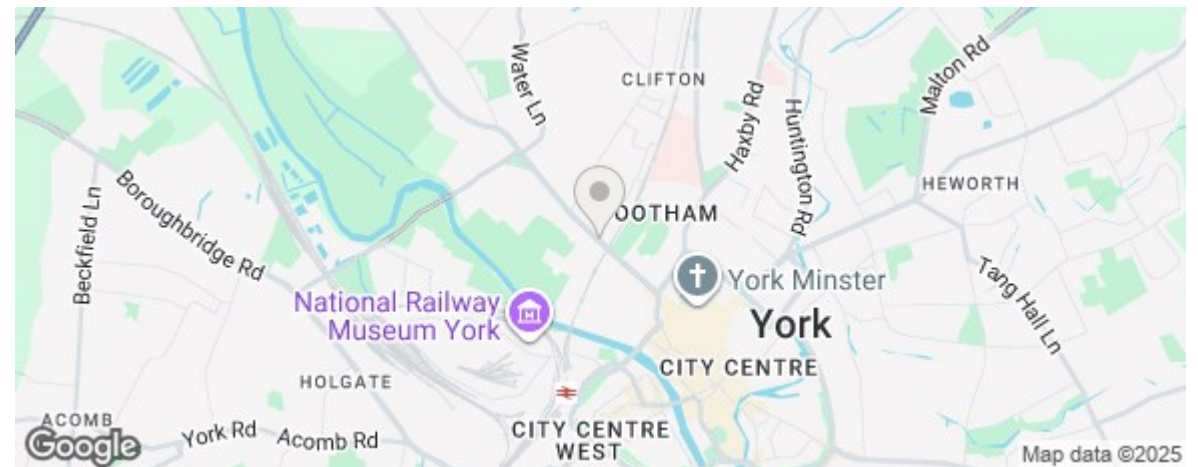
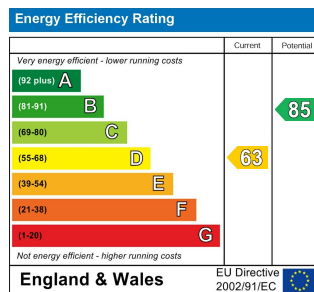
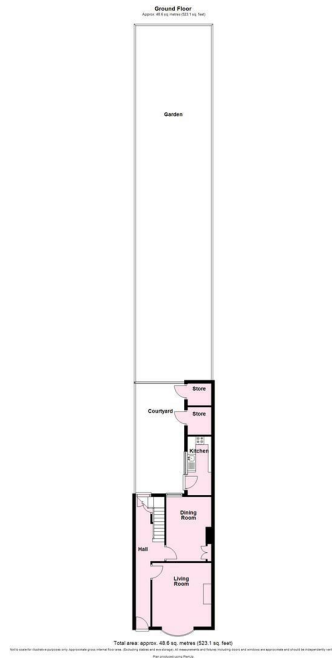
Guide Price £550,000

Tenure: Freehold

Council Tax Band: D







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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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