



HUDSON
MOODY

Flat 3, 24 St. Marys, Bootham, York YO30 7EB

A beautifully presented and characterful two-bedroom apartment, set within an elegant Victorian townhouse in the highly sought-after Bootham area of York. Located within the York central conservation area, this spacious apartment is just a short stroll from the city centre via the picturesque Museum Gardens. Blending original charm with tasteful modern updates.

- **Impressive and Spacious First Floor Apartment**
- **Period Building with Retained Features**
- **Double Bedroom with En-Suite Shower Room**
- **Spacious Living Room**
- **Beautifully Fitted Modern Dining Kitchen**
- **Second Spacious Double Bedroom**
- **Large House Bathroom**
- **Permit Parking Available**
- **Short Walk to City Centre**

Guide Price £395,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: D



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

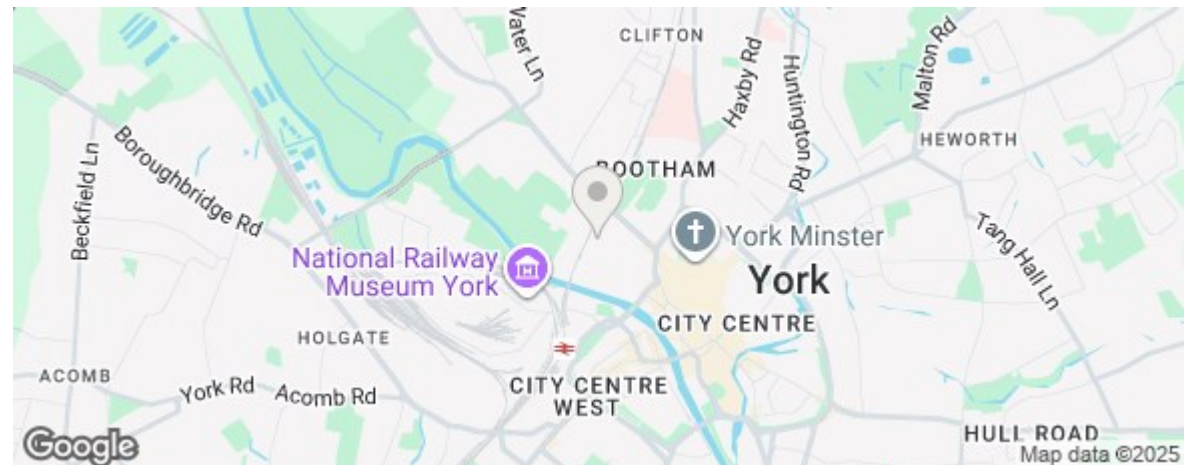
Plan produced using PlanUp.







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	



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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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