



47 St Olaves Road, Bootham, York YO30 7AL

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MOODY

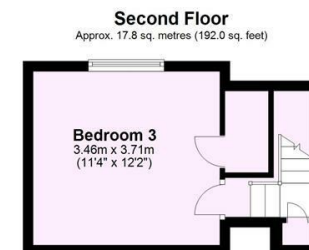
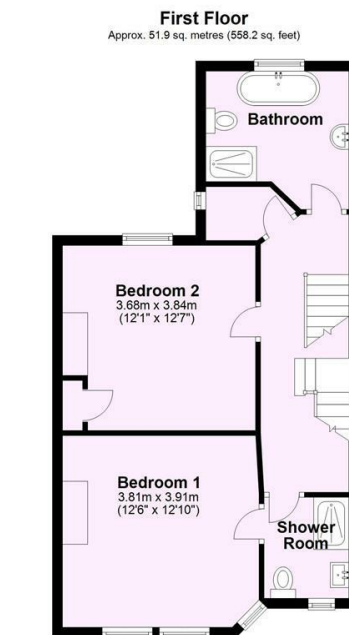
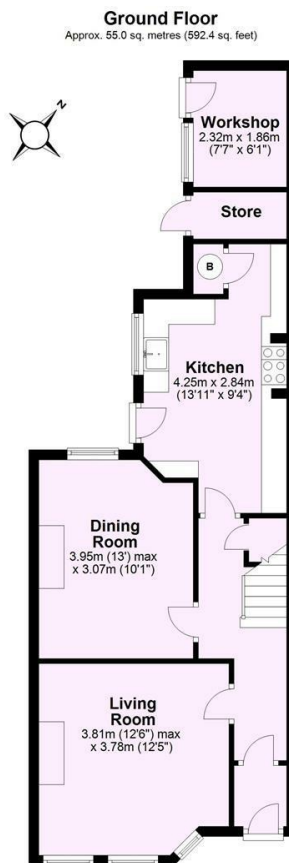
A superbly presented, spacious Victorian terrace quietly situated in a prime location just off Bootham, close to York city centre. The house offers generous living accommodation on the ground floor, three double bedrooms and an attractive courtyard garden. The house has been sympathetically modernised over recent years yet retains much of its charm and period features.

- Superbly Updated Victorian Terraced House
- Period Charm and Features
- Two Reception Rooms
- Timeless Shaker Style Fitted Kitchen
- Three Double Bedrooms over Two Floors
- House Bathroom and Additional Shower Room
- External Store and Workshop
- Attractive Rear Courtyard
- On Street Permit Parking Available to Front
- Close to City Centre and 0.8 Miles to Train Station

Guide Price £550,000

Tenure: Freehold

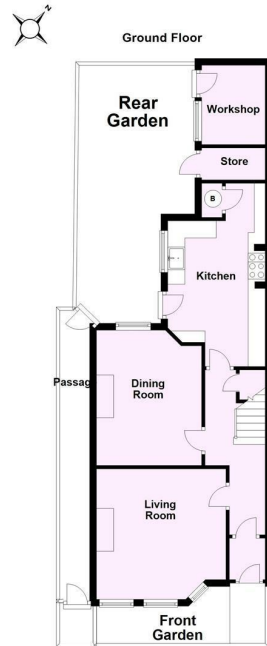
Council Tax Band: D



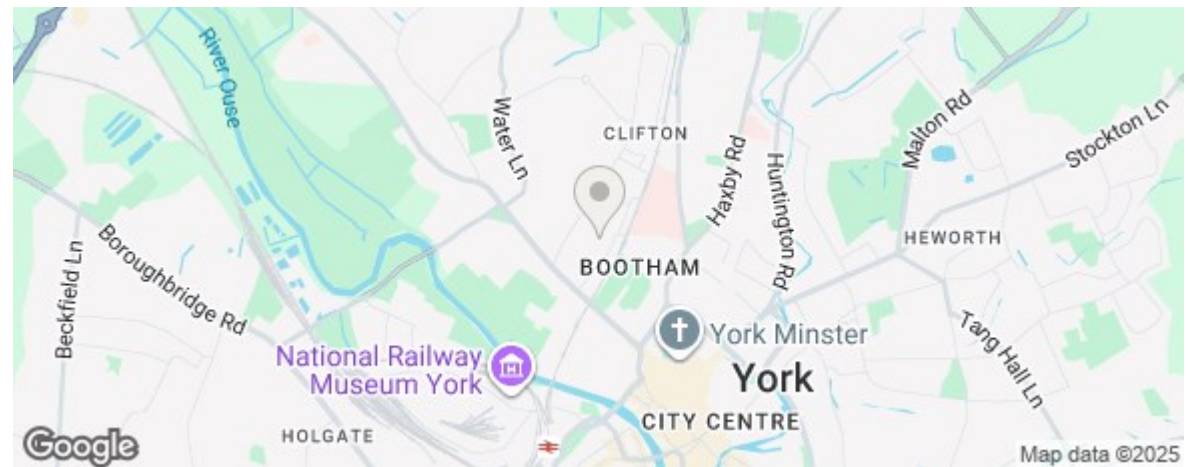
Total area: approx. 124.7 sq. metres (1342.7 sq. feet)







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	61	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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