



HUDSON
MOODY

2 Bootham Crescent, York YO30 7AH

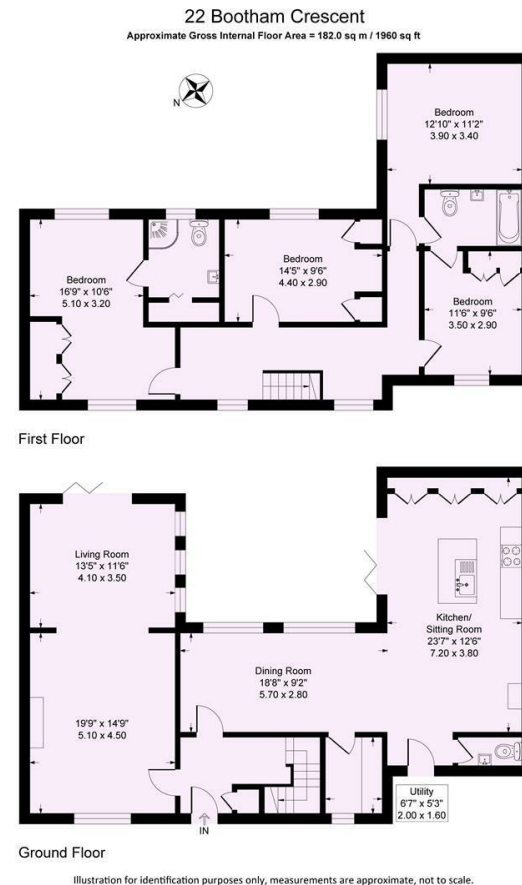
An extended detached four-bedroom home in the sought-after Bootham area of York, offering generous living accommodation, off-street parking, and a private garden. Ideally located close to the city centre, excellent schools, and local amenities.

- Spacious Extended Living Room
- Open Plan Kitchen/Dining/Living Area
- Utility Room & Ground Floor WC
- Master Bedroom With En-Suite
- Three Further Double Bedrooms
- Jack & Jill Bathroom
- Private Rear Garden With Patio
- Driveway With Electric Gate
- Enviably City Centre Location
- Easy Access to Transport Links & Local Amenities

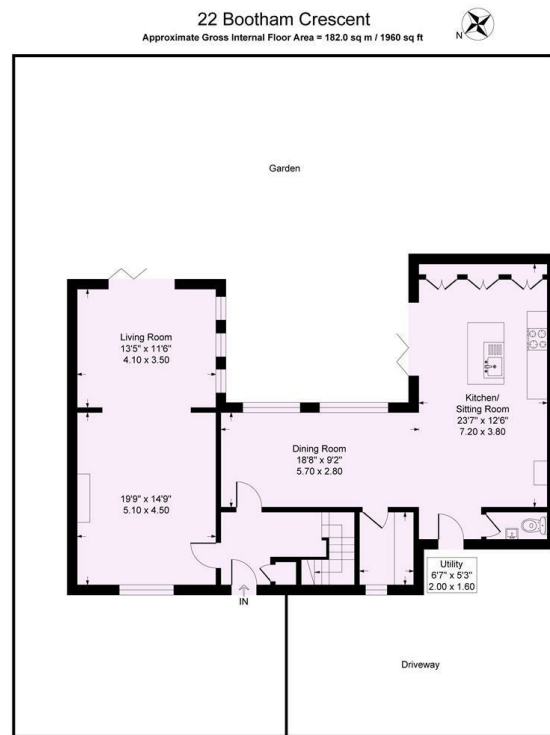
Guide Price £1,100,000

Tenure: Freehold

Council Tax Band: E



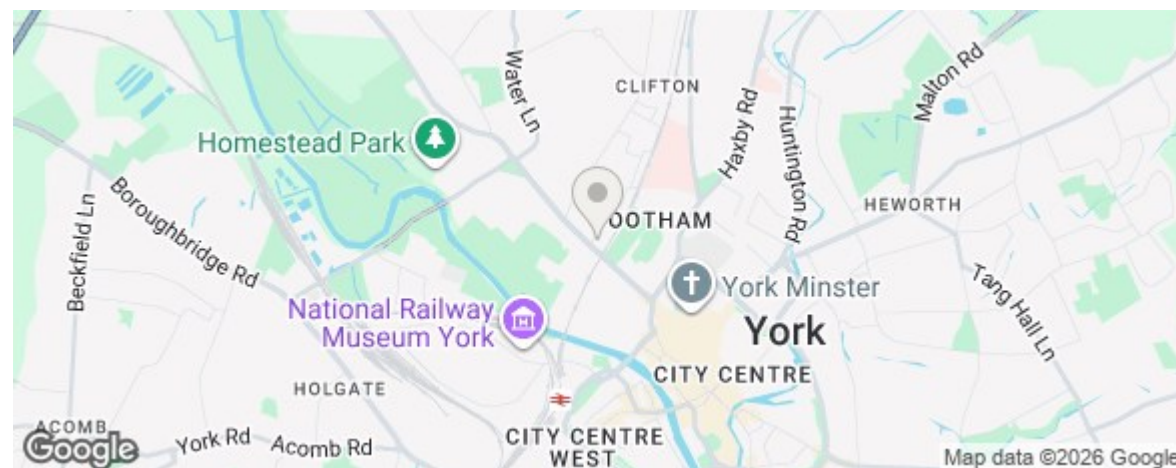




Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.
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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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