



HUDSON  
MOODY

2 Marygate Mews, Bootham, York YO30 7EN

A beautifully presented, contemporary town house with garage. Situated in the highly desirable and historic area of Marygate in York, moments from the city centre.

- Private and Envious Location on Marygate
- Stunning Newly Built Contemporary Home Finished to a High Standard
- Open Plan Kitchen Dining Room with Utility and WC
- Light and Spacious Living Area with Balcony
- Master Bedroom with En-suite Bath and Shower Room
- Two Further Bedrooms, One with Balcony
- Family Bathroom
- Integral Garage
- Beautifully Landscaped Garden with Living Wall
- No Onward Chain

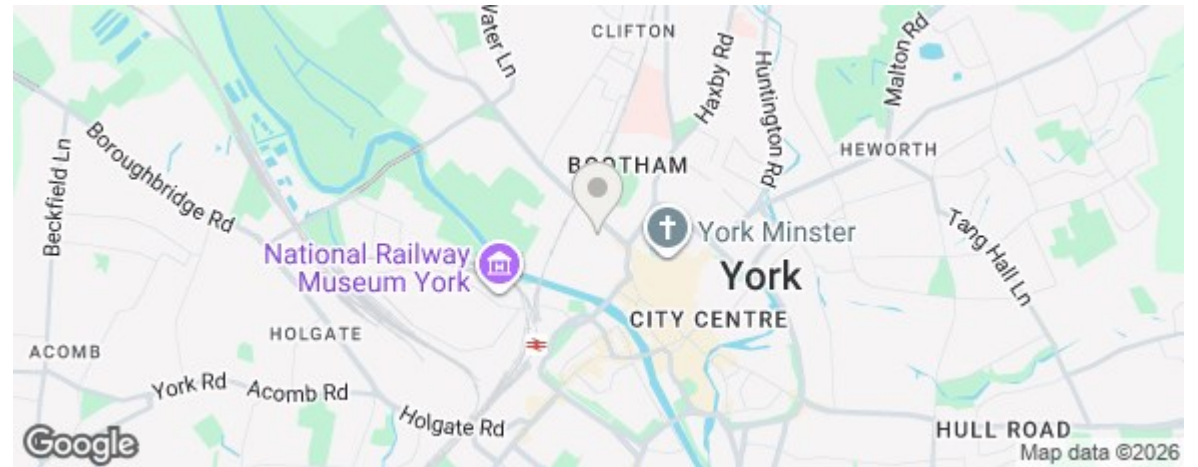
**Guide Price £795,000**

**Tenure: Freehold**

**Council Tax Band: F**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

#### 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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