



HUDSON
MOODY

24 St. Olaves Road, Bootham, York YO30 7AL

A beautifully modernised period home blending classic charm with contemporary interiors, just moments from the city centre, featuring four bedrooms, original features, and a landscaped courtyard.

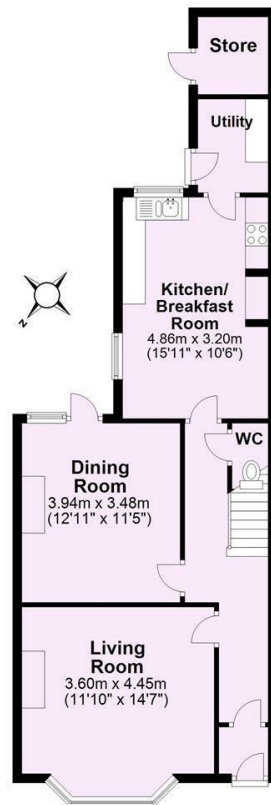
- Period Home
- Four Well Proportioned Bedrooms
- Two Reception Rooms
- Spacious Kitchen / Diner
- Immaculate Throughout
- Utility Room & Ground Floor WC
- Original Period Features
- Walking Distance to the CC
- Modern House Bathroom
- Rear Courtyard with Storeroom

Guide Price £550,000

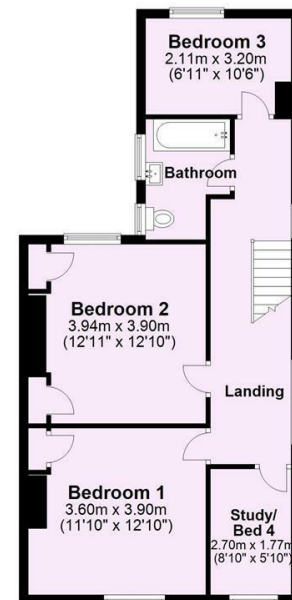
Tenure: Freehold

Council Tax Band: D

Ground Floor
Approx. 64.6 sq. metres (695.0 sq. feet)



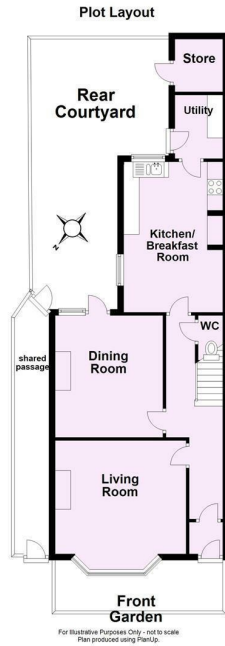
First Floor
Approx. 59.9 sq. metres (645.0 sq. feet)



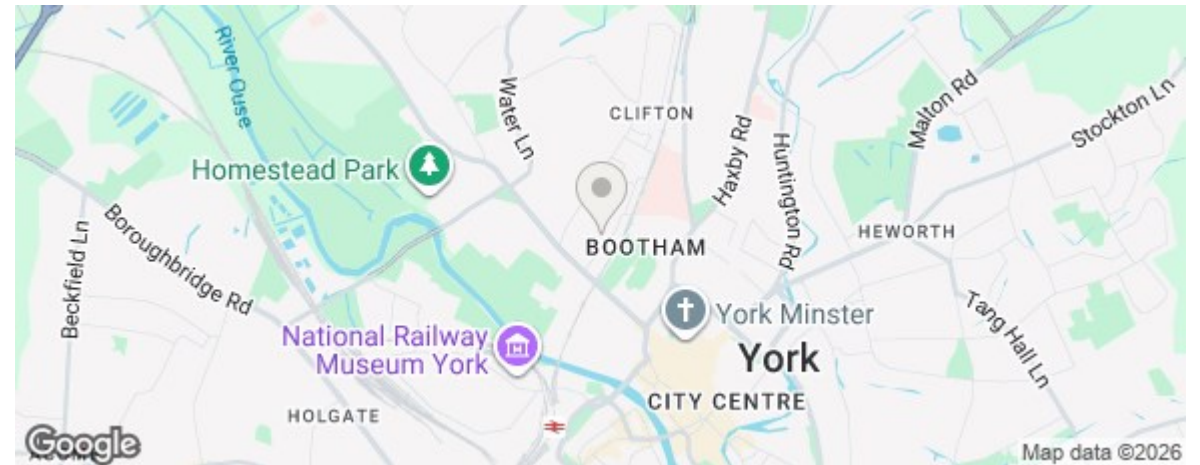
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com