



HUDSON  
MOODY

9 Bootham Crescent, York YO30 7AJ

**\*PROCEEDABLE PARTIES ONLY - BEST AND FINAL OFFERS BY 12PM ON TUESDAY 31ST MARCH\***

A unique detached dormer bungalow with ample off-road parking and large garden, situated in a highly sought-after location just off Bootham and close to York city centre. Boasting flexible, spacious living, the ground floor is also wheelchair-friendly, offering comfort, accessibility, and effortless day-to-day convenience.

- Remarkable Detached Property in the Highly Sought-After Area of Bootham
- Generous Living Dining Area
- Shower Rooms on Both Levels
- Fitted Kitchen
- Four Double Bedrooms Over Two Floors Offering a Flexible Layout
- Bright and Spacious Throughout
- Ample Off Street Parking and Double Garage
- Immaculate Lawned Garden
- Wheelchair Friendly
- Close to York City Centre, Amenities and Prestigious Schools

**Guide Price £750,000**

**Tenure: Freehold**

**Council Tax Band: F**

**9 Bootham Crescent**  
Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft  
(Excluding Garage)

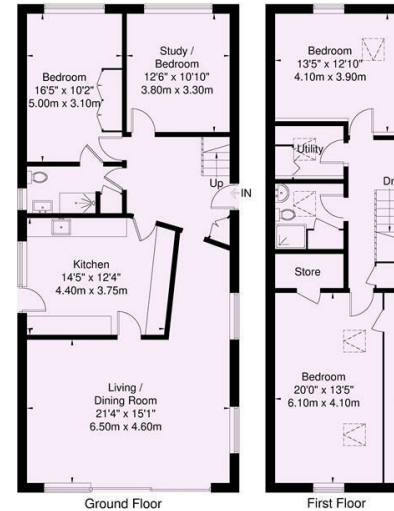
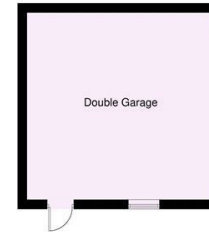
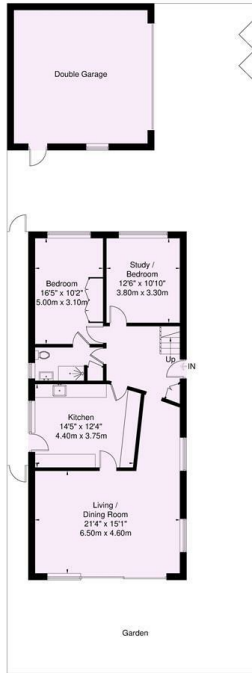


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





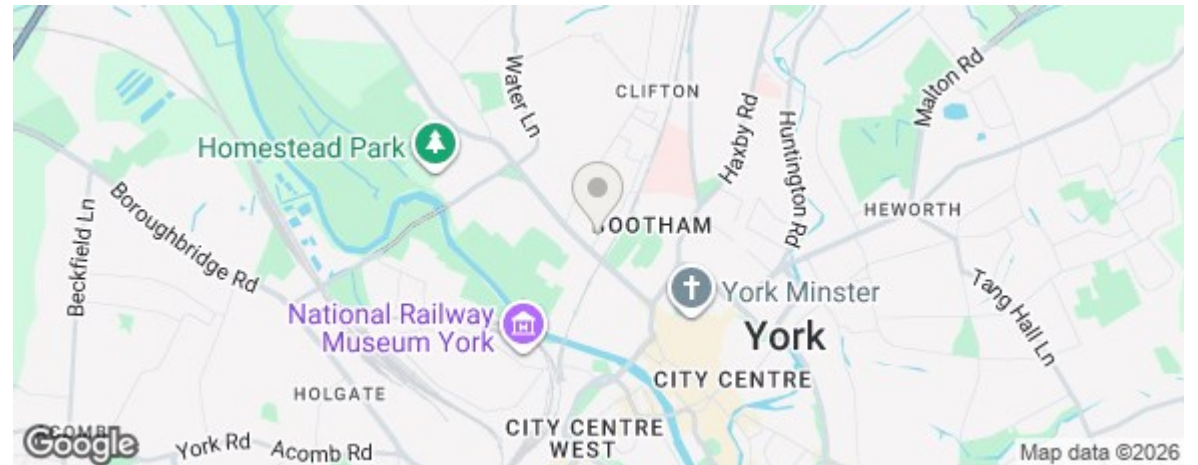
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Ground Floor

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