



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.

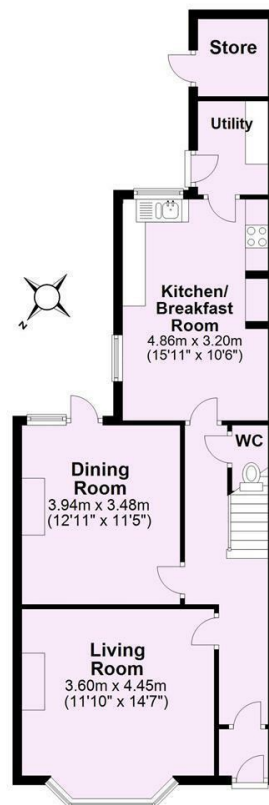
- Period Home
- Four Well Proportioned Bedrooms
- Two Reception Rooms
- Spacious Kitchen / Diner
- Immaculate Throughout
- Utility Room & Ground Floor WC
- Original Period Features
- Walking Distance to the CC
- Modern House Bathroom
- Rear Courtyard with Storeroom

**Guide Price £550,000**

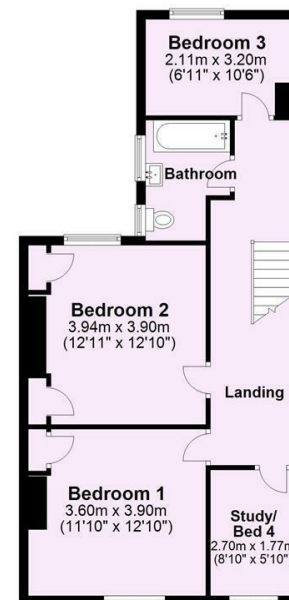
**Tenure: Freehold**

**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)



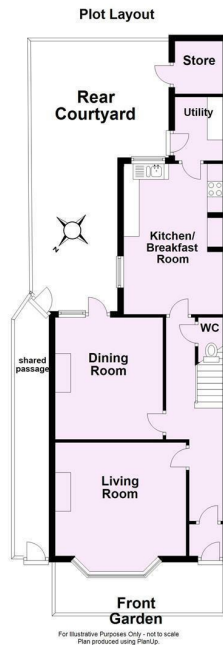
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



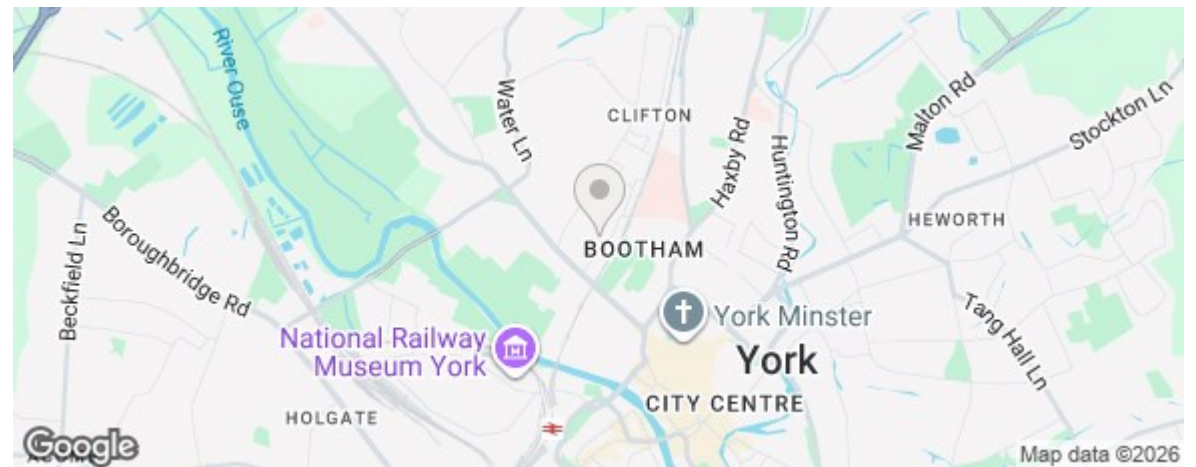








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.
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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**