



HUDSON
MOODY

24 Bootham Green, Newborough Street, York YO30
7EJ

24 Bootham Green

Approximate Gross Internal Floor Area = 74.8 sq m / 806 sq ft

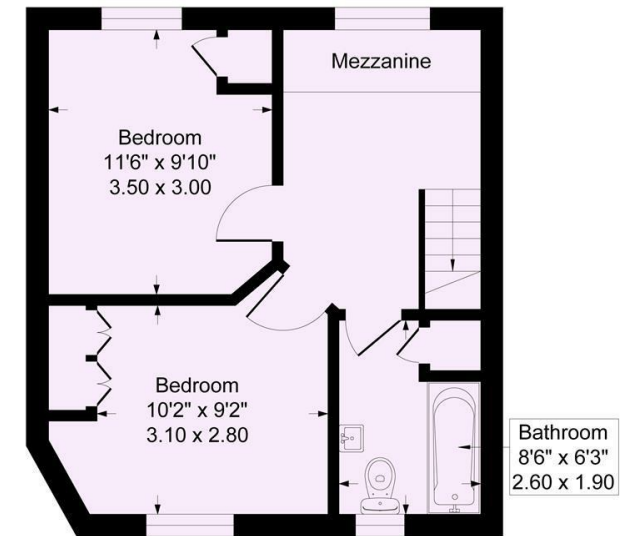


A superb two-bedroom terraced home situated within Bootham Green, an award-winning 2014 conversion of a Victorian primary school. Finished to a high standard throughout, the property successfully combines contemporary living with a wealth of character, retaining a number of attractive original features.

- Attractive and Superbly Updated Period Property
- Generous Reception Hall with Cloakroom
- Open Plan Living Room and Kitchen
- Modern Kitchen with Integral Appliances
- Large Landing and Storage
- Two Double Bedrooms
- Courtyard Garden
- Close to York District Hospital and City Centre
- Single Parking Space
- No Onward Chain



Ground Floor



First Floor

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

Offers In Excess Of £300,000

Tenure: Freehold

Council Tax Band: C





24 Bootham Green

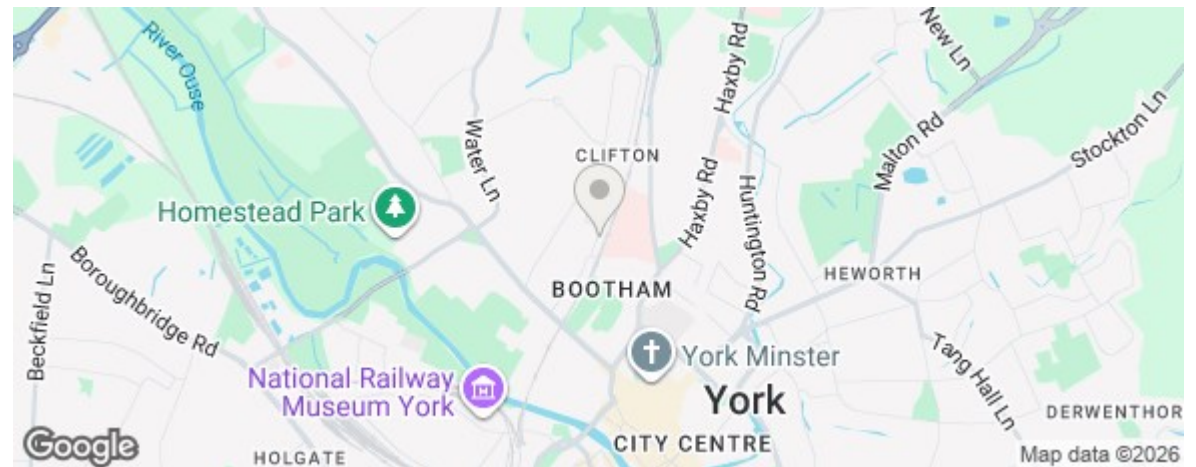
Approximate Gross Internal Floor Area = 74.8 sq m / 806 sq ft



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			92
(81-91) B		80	
(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	



**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