

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Olaves Road (off Bootham)

Clifton, York, YO30 7AL

£2,100 Per Month



\*\*\* AVAILABLE IMMEDIATELY \*\*\* - UNFURNISHED - FOUR BEDROOM MID TERRACE TOWN HOUSE - WALKING DISTANCE TO CITY CENTRE - TWO LARGE RECEPTION ROOMS - 20FT KITCHEN DINER - SEPARATE UTILITY ROOM - REAR COURTYARD WITH SHED & DECKING AREA - EPC RATING D - COUNCIL TAX BAND D

VICTORIAN 4 BED MID TERRACE LOCATED NEAR BOOTHAM & ST PETERS SCHOOLS CLOSE TO CITY CENTRE - This 4 bedroom period terrace property has been recently redecorated throughout, retaining many original period features. and boasts well-proportioned rooms throughout. Benefitting from gas central heating, extensive upvc double glazing. The accommodation comprises of an Entrance Vestibule, Entrance Hall, Living Room, Dining Room, Downstairs wc, Fitted Kitchen and Utility Room. To the first floor there are 4 bedrooms, Family Bathroom and a separate wc. With a paved courtyard to the rear, with spacious decking area and established border. On Street Permit Parking. Would suit working family.

Google Maps states walking from the property to:  
York Minster 14 minutes (0.6 miles)



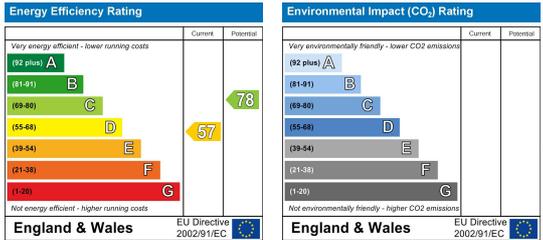
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.