



Flat 2, 1 Bootham Terrace, York YO30 7DH

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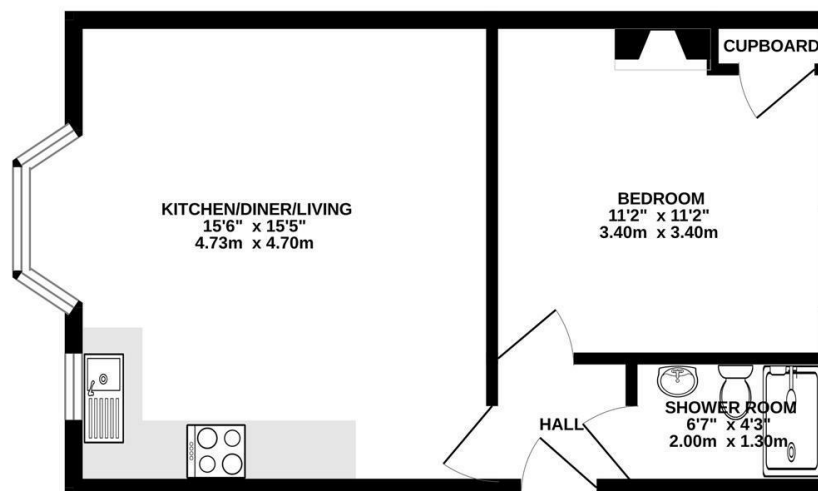
A superbly presented raised ground floor apartment located in the sought after Bootham area of York currently run as a highly successful HOLIDAY LET. The apartment forms part of an end terrace period property, fully renovated in 2019, and ideally situated an 8 minute walk from York Minster.

- **Impressive Ground Floor Apartment**
- **Open Plan Living, Dining and Kitchen**
- **Modern Kitchen with Integrated Appliances**
- **Dining Area with Bay Window**
- **Generous Double Bedroom with Feature Fireplace and Storage**
- **Contemporary Shower Room**
- **Permit Parking Available**
- **8 Minute Walk to York Minster and 10 Minute Walk to York Railway Station**
- **Holiday Lets Permitted in the Lease**
- **No Onward Chain**

**Guide Price £269,000**  
**Tenure: Leasehold - Share of Freehold**  
**Council Tax Band:**

Lease Years Remaining: 244 years  
 Service Charge: £1,929pa  
 Ground Rent: £0

**GROUND FLOOR**  
 389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq.ft. (36.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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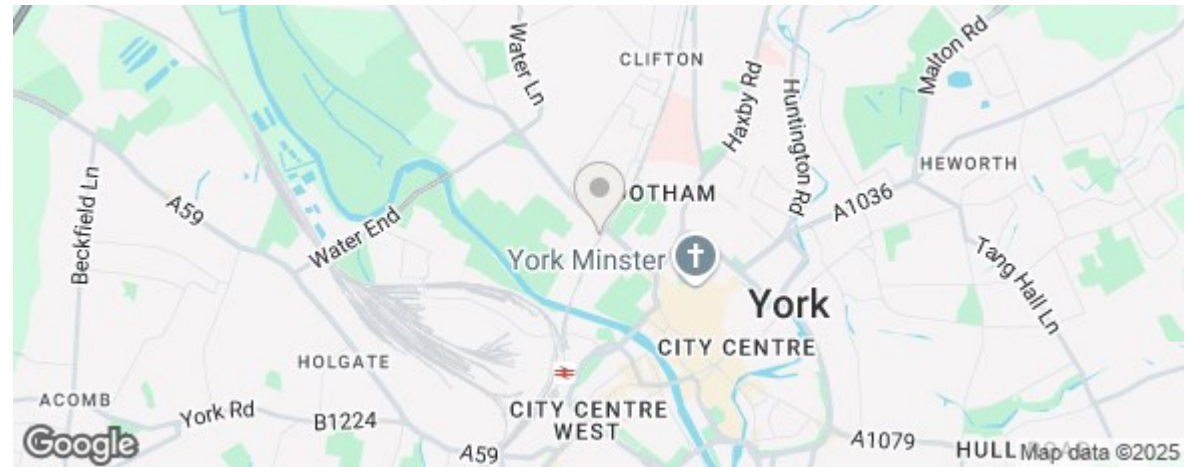








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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