

Blenkin

& Co



BOOTHAM TERRACE • YORK



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Redress
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12 BOOTHAM TERRACE

York YO30 7DH

York City Centre 0.6 miles • York Railway Station 1.0 miles • York Ring Road 2 miles

A rare opportunity to acquire a fine Victorian townhouse and garden, ripe for renovation.

Porch, entrance hall, rear garden access

Ground floor flat: hallway, sitting room, kitchen, bedroom, bathroom

First floor flat: hallway, sitting room, kitchen, bedroom, bathroom

Second/third floor flat: hallway, sitting room, kitchen, 2 bedrooms, 2 bathrooms

Basement flat: porch, store, kitchen, sitting room, inner hall, bedroom, bathroom with separate wc

Front and secure rear garden

For Sale Freehold



Occupying a prime position in York, down the attractive, tree-lined street of Bootham Terrace, this early Victorian townhouse has been divided into four separate flats with the benefit of a surprisingly large walled rear garden and regular rental income. There is plenty of scope for refurbishment or a wonderful opportunity to restore the property back to its former glory to create a wonderful family home which could incorporate the basement flat or keep it as a separate living space.

- Charming Grade II listed Victorian property with period features
- Total of 3033 sq. ft of accommodation, currently arranged as four flats
- Three flats currently tenanted, one flat vacant
- In need of some refurbishment and huge potential for conversion back to a single dwelling
- Large, walled rear garden
- Located on one of the best residential streets in York

Outside

Behind wrought iron railings is the front garden, there are stone steps leading up to the main front door of the property and further steps down to the private entrance of the basement flat. To the rear of the property, the sizeable rear garden is walled, benefits from evening sun and mature planting, with the potential to create a lovely space to sit out, relax or enjoy al fresco dining. On-street parking is available via resident's permit.

Environs

Bootham Terrace is ideally located for quick and easy access to the city centre along the Georgian thoroughfare of Bootham, or via the attractive Museum Gardens and riverside path. St Peter's and Bootham Schools and Sainsbury's Local are conveniently only few minutes' walk away as are the many other attractions and amenities of York city centre. The mainline railway station is just a short stroll across the pedestrian bridge. For dog owners and keen cyclists, there are miles of riverside walks and cycle paths to Clifton Ings and far beyond. There is also quick vehicular access to the ring road.

Tenure: Freehold

EPC Rating: Grade II Listed

Services & Systems: Mains water, electricity, and drainage. Gas fired central heating.

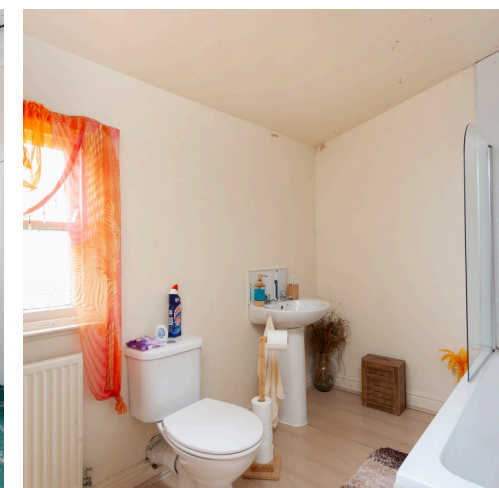
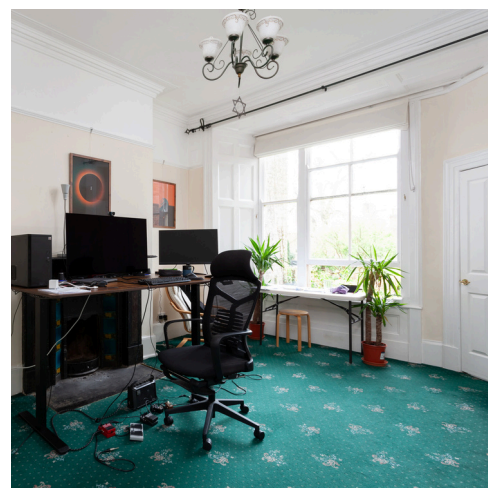
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: City of York Council
www.york.gov.uk/

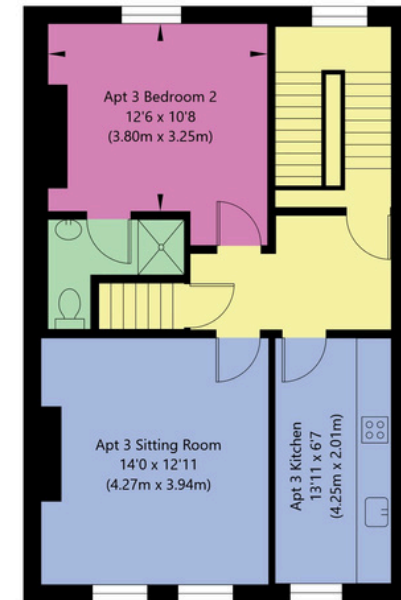
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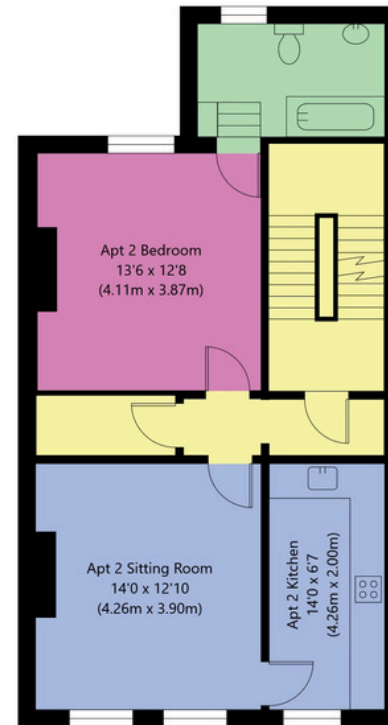
12 Bootham Terrace, York, YO30 7DH



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 236 SQ FT / 21.97 SQ M



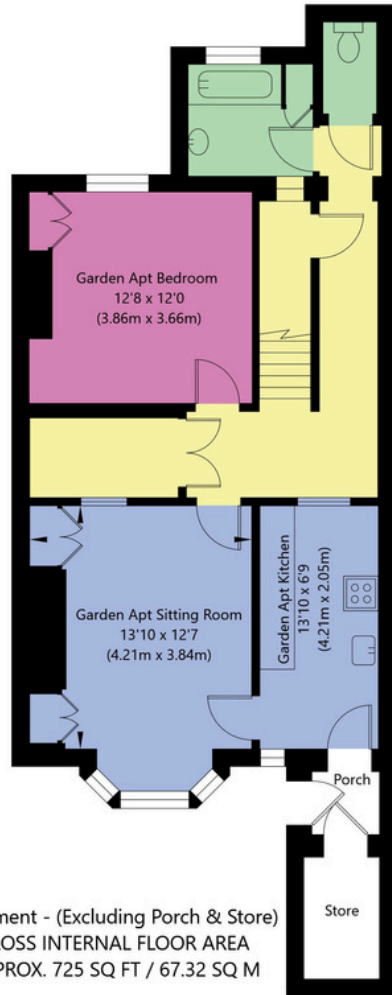
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 625 SQ FT / 58.04 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 702 SQ FT / 65.23 SQ M



Ground Floor - (Excluding Porch)
GROSS INTERNAL FLOOR AREA
APPROX. 745 SQ FT / 69.25 SQ M



Basement - (Excluding Porch & Store)
GROSS INTERNAL FLOOR AREA
APPROX. 725 SQ FT / 67.32 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3033 SQ FT / 281.81 SQ M - (Excluding Porches & Store)

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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City

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