



## Bootham Place, Bootham Row, York, YO30 7DU

- CITY CENTRE PARKING
- JUST OUTSIDE CITY WALLS
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- TWO DOUBLE BEDROOMS
- PATIO SEATING AREA
- EPC RATING C

£245,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Bootham Place, Bootham Row, York, YO30 7DU

## DESCRIPTION

\*\*\*ADDED BONUS OF CITY CENTRE PARKING SPACE\*\*\*

A beautifully presented, two bedroom, ground floor apartment with its own parking space located just meters from York's historic city walls.

The property can be accessed via a communal entrance with intercom system or alternatively there is the bonus of a private entrance to the rear with secure gated access.

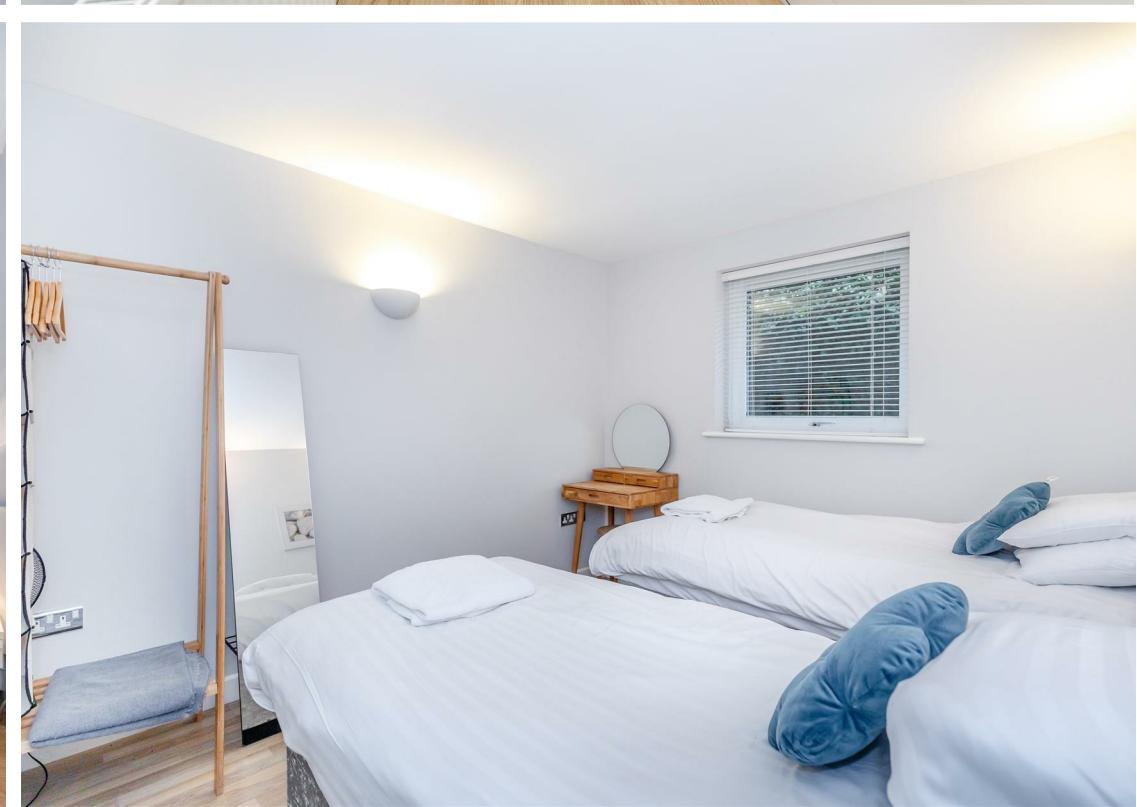
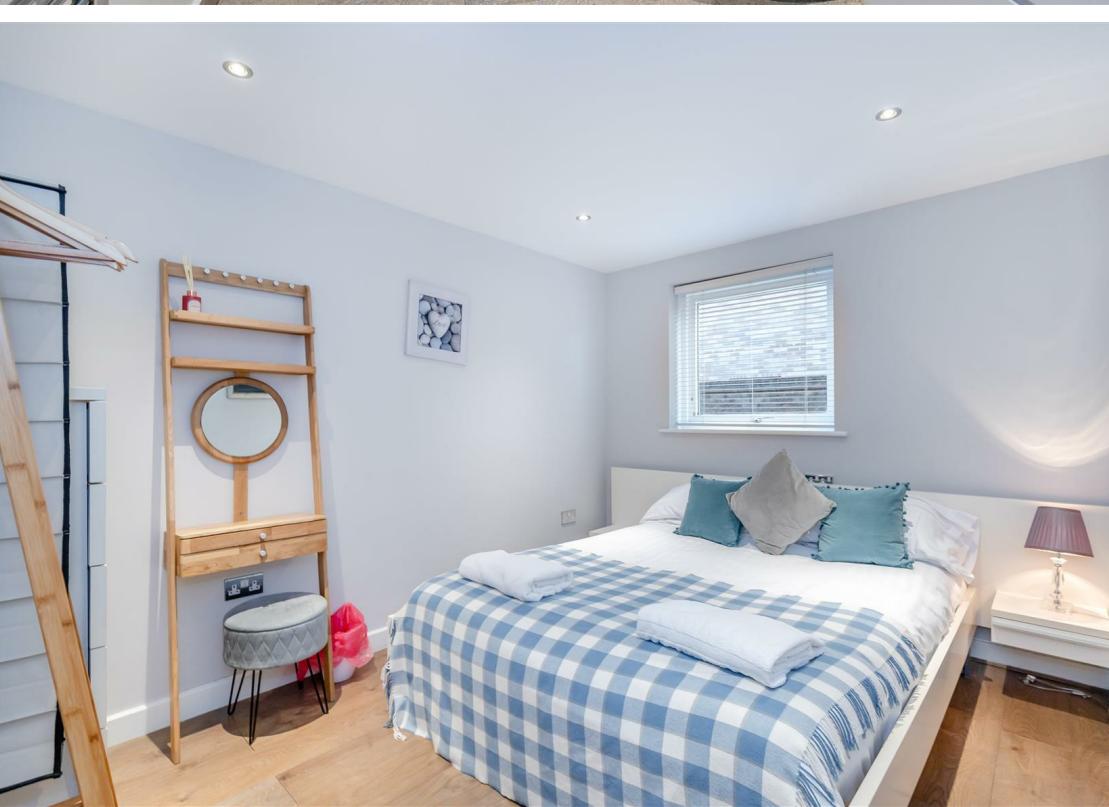
Upon entering the property you have an entrance hall giving access to all other rooms. There is a fabulous open plan living kitchen diner with a range of base and wall units with integrated appliances. Double external doors lead out to the patio seating area. There are two double bedrooms and a bathroom with sink, W.C and bath with shower over. A large storage cupboard off the hallway completes the internal accommodation.

The property benefits from its own parking space right outside the entrance as well as a secure bin store and communal bike shed.

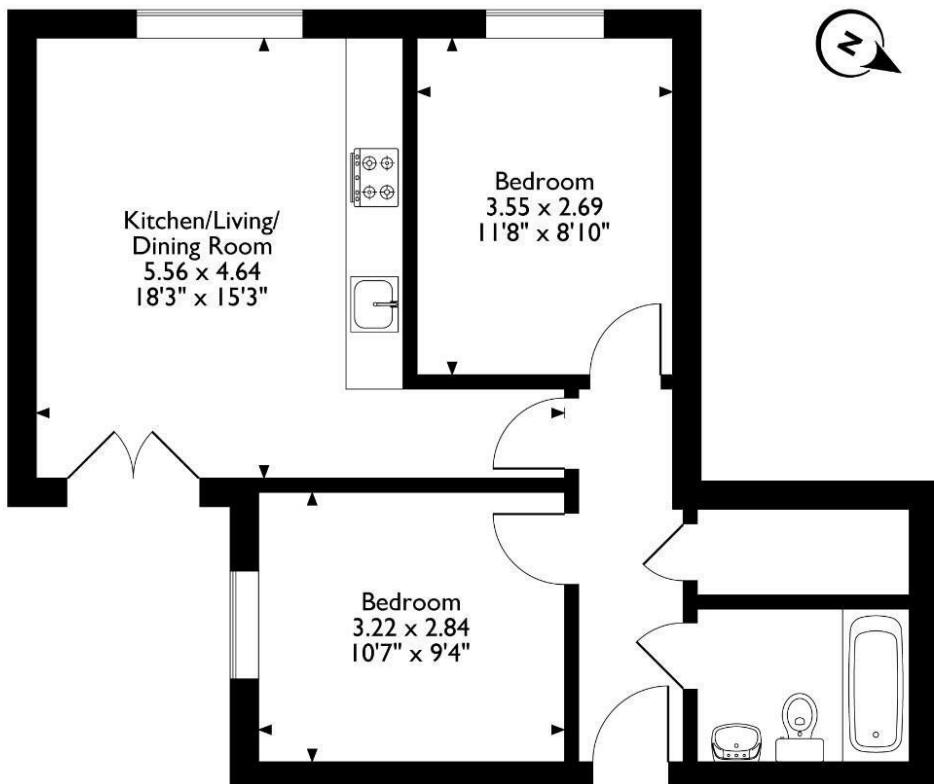
The property is conveniently placed for access to the city centre with its wealth of amenities as well as the train station.

Offered for sale with no onward chain viewing of this property is highly recommended to truly appreciate all it has to offer.





Bootham Place, Flat 1, Bootham Row, York  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



### Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

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.