



## Bootham, York Offers Over £300,000

\*\*\*\*OUTSTANDING LOCATION \*\*\*\*

An exceptionally rare opportunity to acquire this Grade II listed duplex apartment situated on the edge of the city centre of York, in full view of the city walls, and which is being offered to sale with both vacant possession and no onward chain.



## Accommodation

The property requires a comprehensive programme of modernisation and upgrading and benefits from over 1,200 sqft of living accommodation. The property benefits from a front entrance with staircase which lead to the first floor accommodation.

Positioned on the first floor is a spacious sitting room with a bay window that overlooks Bootham with window seat.



There is separate dining room with archway which leads through into the kitchen creating open plan living accommodation. The kitchen requires a comprehensive programme of modernisation and at present includes a range of built-in high and low level storage cupboards, stainless steel sink unit as well as an electric point for cooking.

The accommodation on both the first and second floor is set across a number of levels. The second floor accommodation providing 3 spacious bedrooms in addition to a separate bathroom.



The bathroom currently has a low flush w/c, wash hand basin and inset bath with waterproof panel surround. The bathroom also requires replacement.

There is no doubt that the property is going to be of genuine interest to property investors as well as DIY enthusiasts and has the potential to create a quite stunning apartment in one of York's most sought-after locations.

## To The Outside

The property is set within a conservation area and backs onto the Grade I listed city walls.

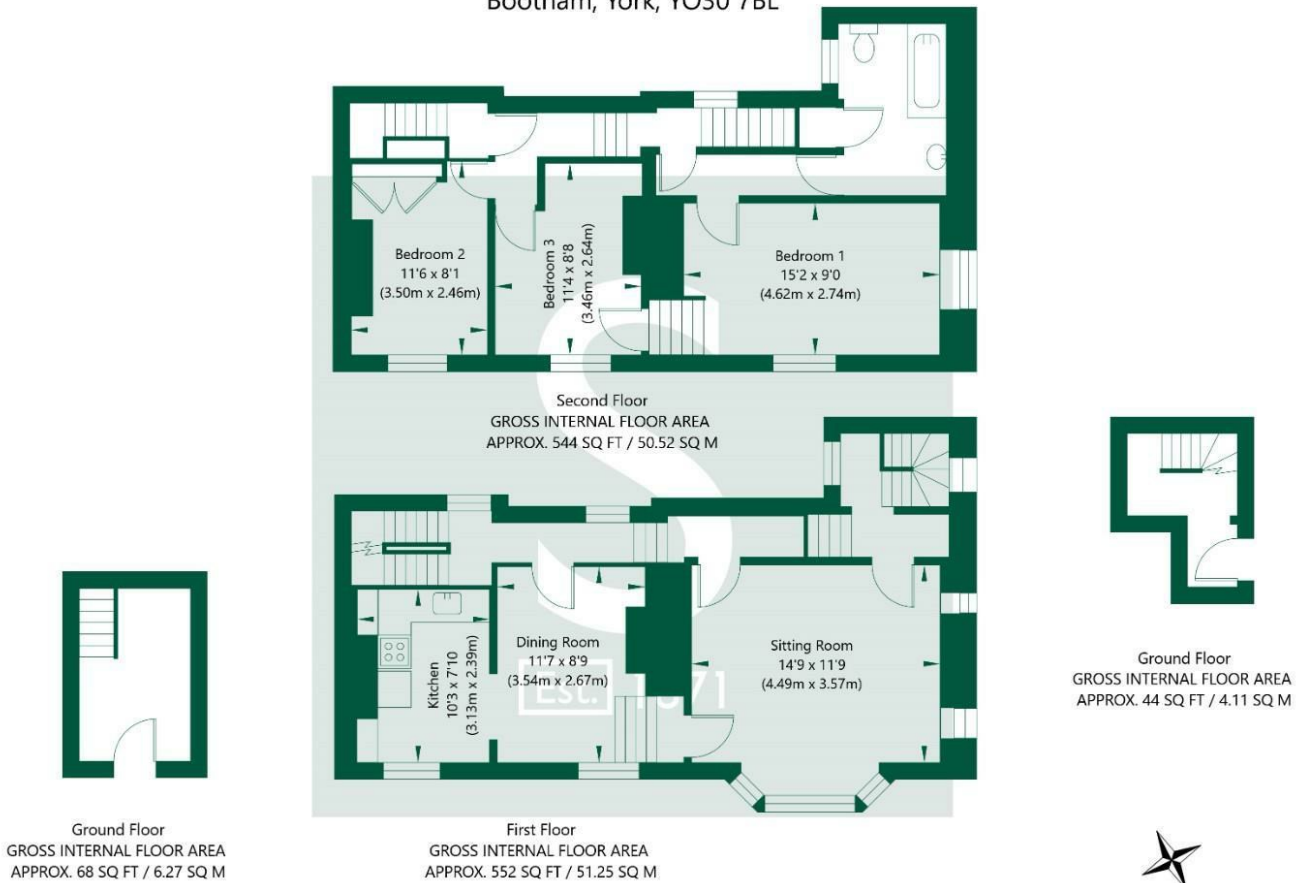
## Agents Note

The property benefits from a long leasehold interest of 999 years.

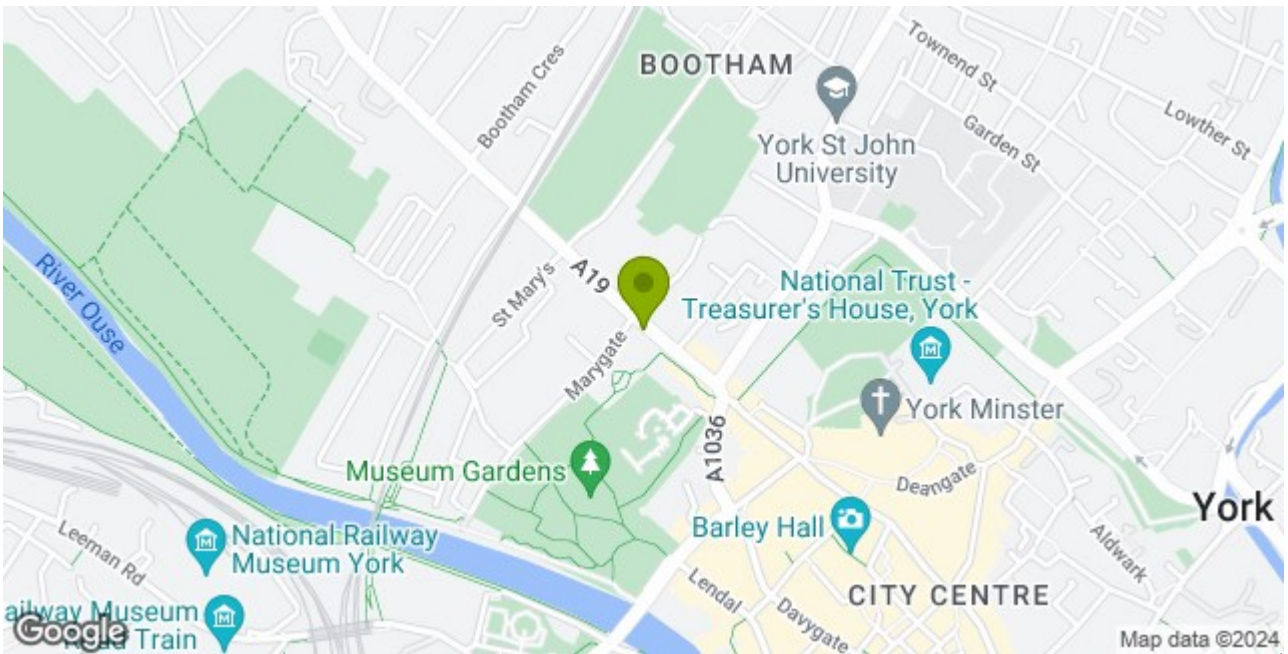
Please note the property cannot be used as a short term let.



Bootham, York, YO30 7BL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112.15 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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**Partners**

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- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
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**Associates**

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