



Cambridge House, 7 Bootham Terrace

York, YO30 7DH

**Guide Price £360,000**





A MAGNIFICENT LOWER GROUND FLOOR APARTMENT WITH ITS OWN GARDEN IN THIS QUALITY AND SOUGHT AFTER AREA. Moments from York's historic city walls, the river Ouse and railway station. This fabulous well cared for home measuring just under 1000 sq ft of accommodation and benefitting from its own entrance via a front forecourt is sure to appeal to a range of buyers. Within a grand period building and retaining charm and character, entered via its own entrance this delightful property comprises entrance hallway, 19' kitchen with utility cupboard, living/sitting room with bay window overlooking the garden, two double bedrooms and a three piece bathroom suite. To the outside is a front forecourt and a good size rear garden with additional communal garden, storage areas and gate to service alleyway. An accompanied viewing of this highly impressive property is strongly recommended.

### Entrance Hallway

Entrance door, storage cupboard, double panelled radiator, power points. Tiled flooring. Door to:

### Kitchen

Door to garden, fitted wall and base units with counter tops, inset one and a half stainless steel sink and draining board with mixer tap, fitted eye level oven, gas hob, fridge/freezer, power points. Tiled flooring.

### Utility

Window to side, gas combination boiler, plumbing for washing machine, power points. Tiled flooring.

### Lounge/Sitting Room

Bay window to rear, French doors to paved patio, coving, dado rail, open fire with surround, single panelled radiator, TV point, power points. Laminate flooring.

### Bedroom 1

Bay window to front, single panelled radiator, power points. Carpet.







## Bedroom 2

Window to front, storage cupboard, single panelled radiator, power points. Carpet.

## Bathroom

Window to side, panelled bath with shower head over, wash hand basin, low level WC, radiator, tiled walls. Tiled flooring.

## Outside

Storage areas to front and rear, lawned garden with mature trees and shrubbery, brick boundary wall and hedge. There are also lovely communal gardens and a gate to the service alleyway.

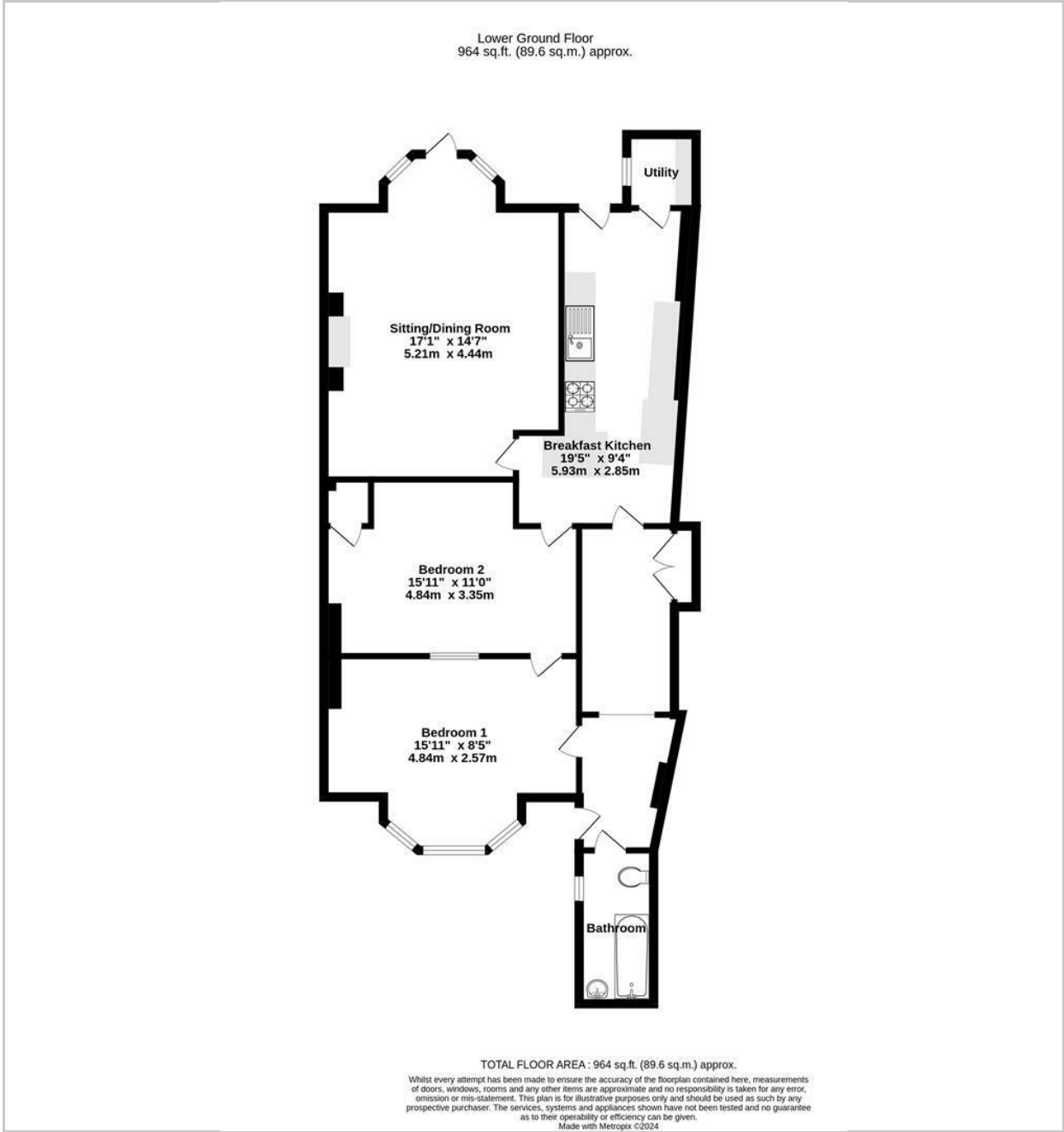
## Additional Notes:

On street permit parking is available.





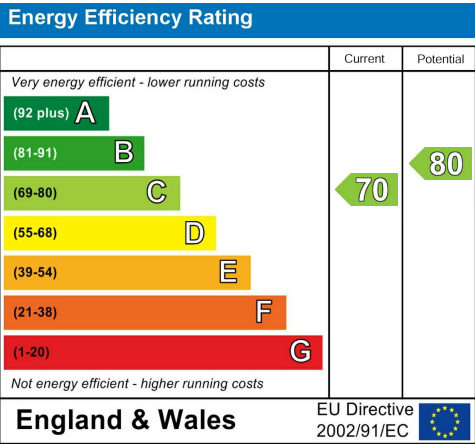
FLOOR PLAN



LOCATION



EPC



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