



8 Bootham Green, Newborough Street,
York, North Yorkshire YO30 7EJ

Guide Price £265,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market, an impressive character town house, situated within a secure gated development, tucked away behind Newborough Street, in a quiet cut-de-sac at one of York's most sought-after locations, just off Bootham. A short walk from the city centre, with river sidewalks and the Museum Gardens nearby, plus all the local amenities available in this lovely residential area. Bootham Green is a stylish Grade 2 listed conversion, in this former schoolhouse, will appeal to a variety for buyers, including those who commute to work in the city centre or York District Hospital and perfect for those looking to retire or buy-to-let investors.

Briefly comprises: Communal entrance hall, shared with only one other property. Entrance door, opening into a central lobby. Doors lead us into all the ground floor rooms. To the left is the downstairs cloakroom and to the right, we find the living room, offering a flexible living space, the focal point are the high positioned windows, bathing the living space with natural light, plus a handy alcove storage cupboard. Further forward from the lobby is the modern fitted kitchen, with a range of cream units and some built in appliances. The Stairwell leads up to the first-floor landing, where we find the fabulous bay fronted bedroom, with built in wardrobes. A further door leads us through the dressing room, with more built-in wardrobes into a modern shower room, to complete this superb property. Outside, to the front is a hedged and paved courtyard garden, perfect for outside entertaining, plus a cycle store. Outside the development is on street un-allocated car parking. In summary, this lovely home, just off Bootham in a quiet cul-de-sac development, provides an exceptional opportunity to secure a thoughtfully upgraded property and will also particularly appeal to first time buyers and buy to let investors, who require easy access to the York city centre, York hospital and all the local amenities close at hand. An internal viewing is a must not to miss out!

Bootham Green, Newborough Street is situated within one of York most sought after residential areas, just off Bootham around 1/2 of a mile from the city centre. The area is served by a frequent bus service and a wide range of local amenities and easy foot access to York railway station. The city of York with its wealth of historic monuments is also a hive of activity with an abundance of shopping facilities, restaurants, theatres, galleries and a renowned racecourse. York mainline railway station offers regular direct services to major cities, including Manchester, Edinburgh and London, with some journeys to Kings Cross taking less than 2 hours.



Communal Entrance

Communal entrance with one other property. Door leading to...

Entrance Hall

Front entrance door and radiator*. Stairs to the first floor. Doors leading to...

Cloakroom

6' 9" x 2' 6" (2.06m x 0.76m)

White two piece suite comprising: Pedestal wash hand basin, low level wc, down lighting and heated towel rail*.

Kitchen

11' 4" x 5' 10" (3.45m x 1.78m)

Fitted with an attractive range of cream base and wall mounted units with matching work preparation surfaces over, inset drainer sink with mixer taps, integral appliances include electric oven*, 4 x gas hob* with extractor fan over*, fridge/freezer, plumbing for a washing machine*, down lighting and radiator*.



Living Room

13' 5" x 12' 1" (4.09m x 3.68m)

Double glazed windows to front and side aspects, built in alcove cupboard, tv point* and radiator*.

First Floor Landing

Landing with a radiator*. Door leading to...

Bedroom

14' 3" x 11' 4" (4.34m x 3.45m) Into bay

Double glazed bay windows to front aspect, built in wardrobes, loft hatch, tv point* and radiator*. Door leading to...

Dressing Room

8' 2" x 5' 3" (2.49m x 1.60m)

Built in wardrobes and radiator*. Door leading to...

Shower Room

10' 8" x 5' 4" (3.25m x 1.62m)

White three piece suite comprising: Shower cubicle with mains shower over*, pedestal wash hand basin with mixer tap, low level wc, airing cupboard with wall mounted boiler*, loft hatch, down lighting and heated towel rail*.



Outside

To the front of the property is a hedged courtyard garden. Perfect for outside entertaining.

Agents Note

Epc rating C. Council tax band B.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.

Service charge of £500 per annum for upkeep of grounds and electric gates.





[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

8 Bootham Green
Newborough Street
YORK
YO30 7EJ

Energy rating

C

Valid until:

1 August 2035

Certificate number:

7899-3053-6203-3115-3200**Property type**

End-terrace house

Total floor area

58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

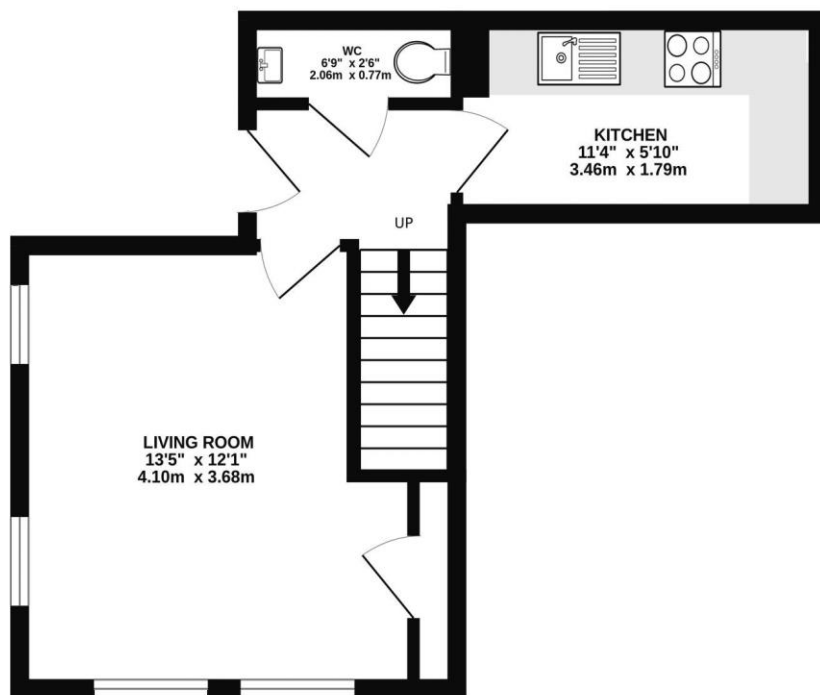
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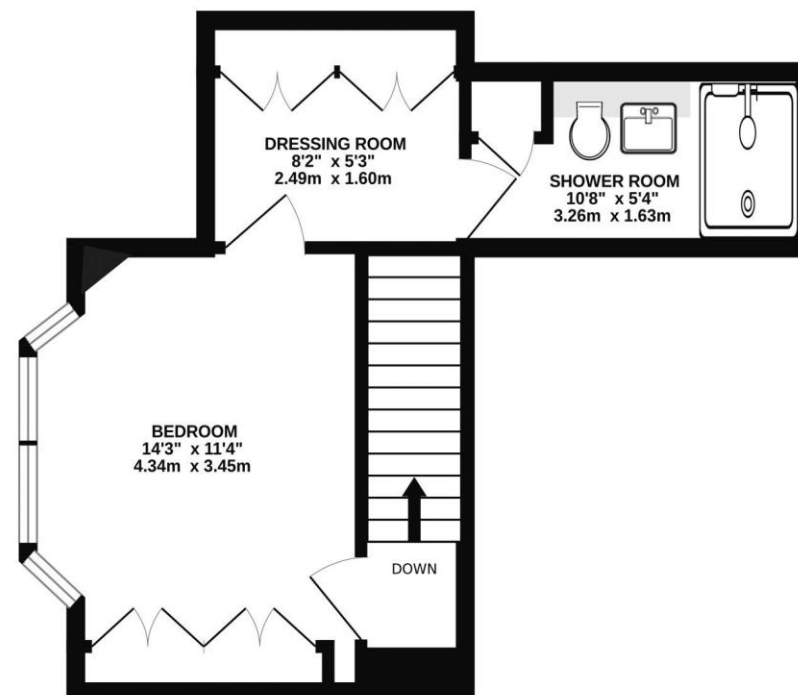
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GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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