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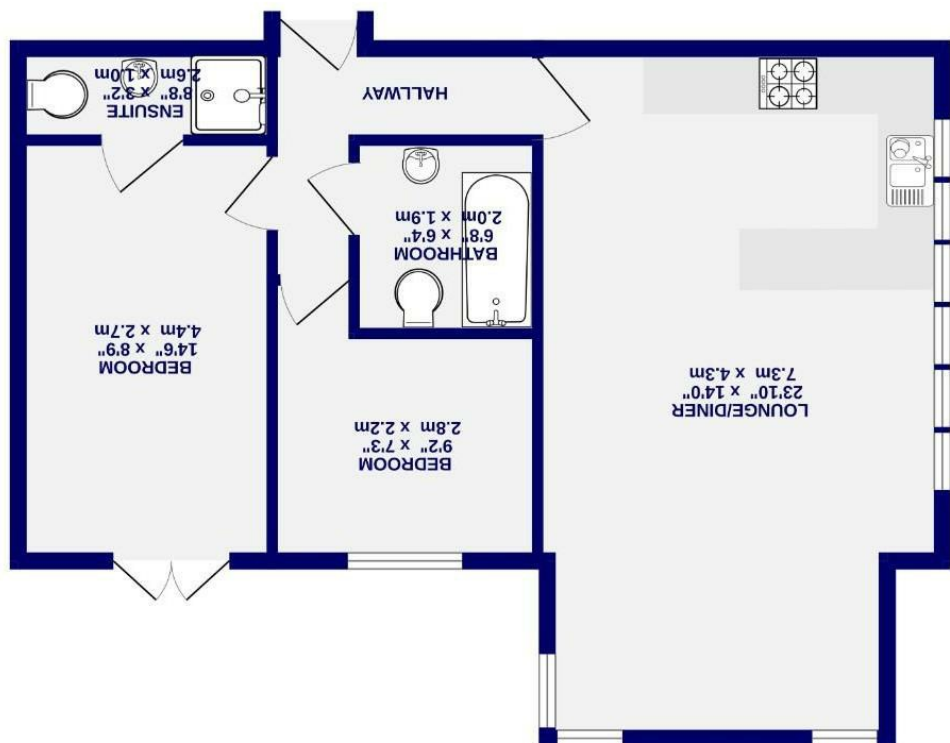
While every attempt has been made to ensure the accuracy of the description, measurement of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. The plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Plans were prepared using AutoCAD.

- Ground Floor Apartment
- Private Terrace
- Garage Parking
- No Onward Chain
- Two Bedrooms
- Two Bathrooms
- EPC - D

Leasehold - Share of Freehold  
Council Tax Band - D

# 2 St Olaves Road Clifton, York YO30 7EA

GROUND FLOOR (59.5 sq.m.) approx.  
641 sq.ft. (59.5 sq.m.) approx.



2 St Olaves Road  
Clifton, York  
YO30 7EA

£375,000



A ground floor garden apartment boasting two bedrooms, a garage, and a private outdoor decking leading to an enchanting communal garden.

Ideally situated just off Bootham for easy access to the city centre. This charming apartment is part of a select collection of six residences converted in 2004 from a historic private dwelling constructed in 1886 for Mr. Platnauer, the "Keeper of the Yorkshire Museums".

Positioned on a leafy thoroughfare off Bootham, a short walk from two prestigious independent schools and a stroll from the iconic city walls and railway station. Comprising an entrance hall, spacious open plan living/ dining/ kitchen, two bedrooms, two bathrooms (including one en suite) and a private garage for storage or parking. This residence epitomizes comfort and convenience retaining many of the original features of the former house including great ceiling heights and ornate stone window surrounds.

Outside, a private decking area accessed via French doors from the second bedroom is one of the only ones on the development. A private garage is include with power for parking or storage.

Nestled within picturesque Bootham, lined with elegant Georgian and Victorian residences, St Olave's Road offers a tranquil residential setting within easy reach of the city's amenities. A Sainsbury's Local, delicatessen, and local bakery are just a short stroll away, while the mainline railway station is conveniently accessed via a nearby pedestrian bridge

Leasehold  
Length of lease 150 Years from 2004  
Ground rent £150 Per annum  
Ground rent review period N/A  
Service charge £141.48 Per Month  
Share of the Freehold- Reserve fund £97.95 Per Month

Council Tax Band- D

