



Bootham Row, York, YO30 7DU

- Top Floor
- Open Plan Living Kitchen
- No Onward Chain
- En-Suite To Principal Bedroom
- Views Towards York Minster
- Council Tax Band C

£235,000



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DESCRIPTION

Situated in a highly desirable city centre location, this well-presented top floor apartment offers spacious and versatile accommodation within easy walking distance of York's historic city walls, railway station and an extensive range of shops, restaurants and amenities. Offered for sale with no onward chain, the property presents an excellent opportunity for first-time buyers, professionals, investors or those seeking a conveniently located city home.

The accommodation is accessed via a secure communal entrance and briefly comprises an entrance hall with useful storage cupboard, a generous open-plan living and kitchen area creating an ideal space for both relaxing and entertaining, and a modern fitted kitchen complete with a range of wall and base units. There are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate house bathroom.

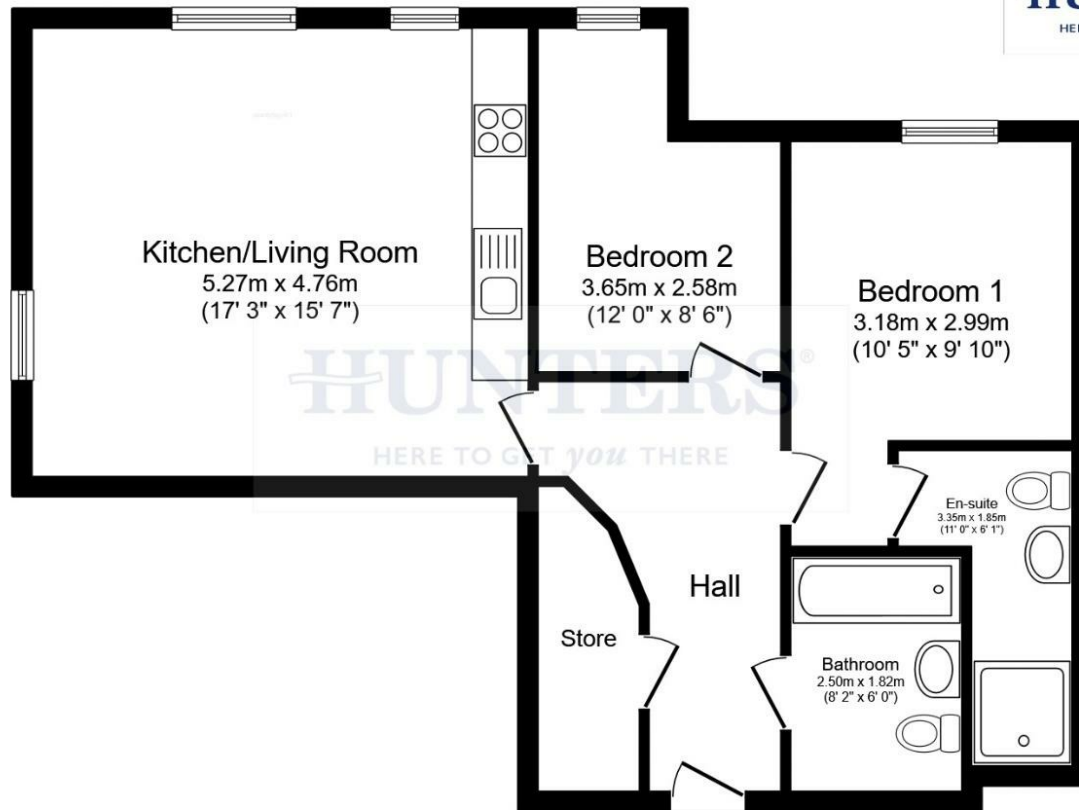
Occupying a top floor position, the apartment enjoys elevated views across the surrounding area, including attractive views towards York Minster, while the light and airy living space enhances the feeling of openness throughout.

Bootham Place is ideally positioned just moments from the city centre, making it perfect for those wishing to enjoy all that York has to offer whilst remaining tucked away in a private and well-maintained development.

Offered with no onward chain, early viewing is highly recommended.







Total floor area 66.0 m² (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

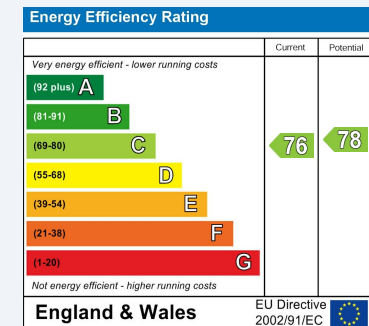
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.