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Goodramgate, York

£400,000

Bollans Court offers a rare opportunity to acquire a spacious three-bedroom home within a securely gated development in the very heart of York, accessed from Aldwark and literally moments from York Minster. Combining an exceptional city-centre position with private outside space, attractive communal gardens and the considerable advantage of an integral garage, the property is also offered with no onward chain.

Arranged over two floors, the accommodation is both generous and versatile. On the ground floor, a welcoming entrance hall leads into an impressive living room, a particularly spacious reception area with excellent natural light. A useful downstairs WC completes this level.

The first floor provides three bedrooms, including a well-proportioned principal bedroom, alongside a shower room. To the rear, the fitted kitchen sits separately from the dining room, with the latter opening onto a Juliet-style balcony overlooking the gardens and providing an attractive outlook.
Outside, the property enjoys its own private paved patio, creating a secluded space. Beyond this are the established communal lawned gardens, offering a surprisingly peaceful and green environment given the property's exceptional central location.

The integral garage is a particularly valuable feature. Secure private parking is increasingly rare in the heart of York city centre, making this a significant advantage for buyers looking to combine city living with everyday practicality. Secure gated access to Bollans Court further enhances the sense of privacy.

With York Minster literally moments away and the city's restaurants, independent shops, cafés and historic attractions on the doorstep, the location is difficult to better. Offered with no onward chain, this is an unusual opportunity to secure a substantial city-centre home with private outdoor space, communal gardens and secure integral parking.

KEY FEATURES

- Securely Gated City Centre Development
- Integral Garage Providing Rare Secure City Centre Parking
- Literally Moments From York Minster
- Private Patio & Attractive Communal Lawned Gardens
- Three-Bedroom Home With Generous Living Accommodation
- Accessed From Aldwark In The Historic Heart Of York
- Offered With No Onward Chain
- Council Tax Band E

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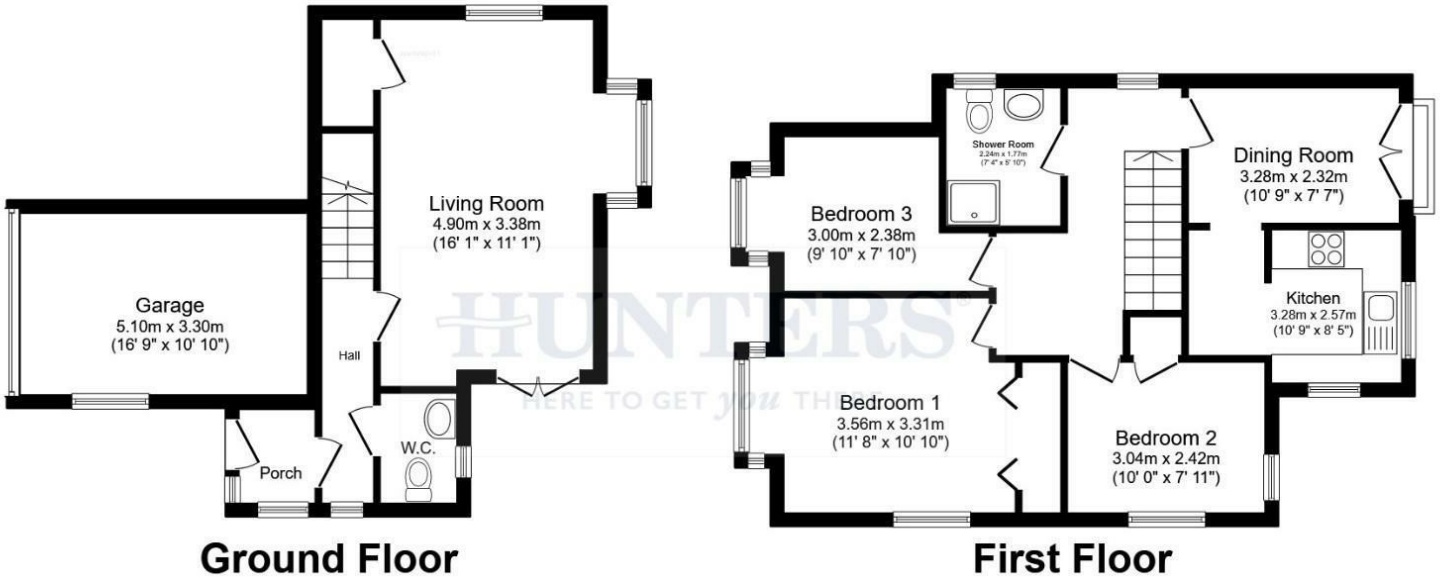
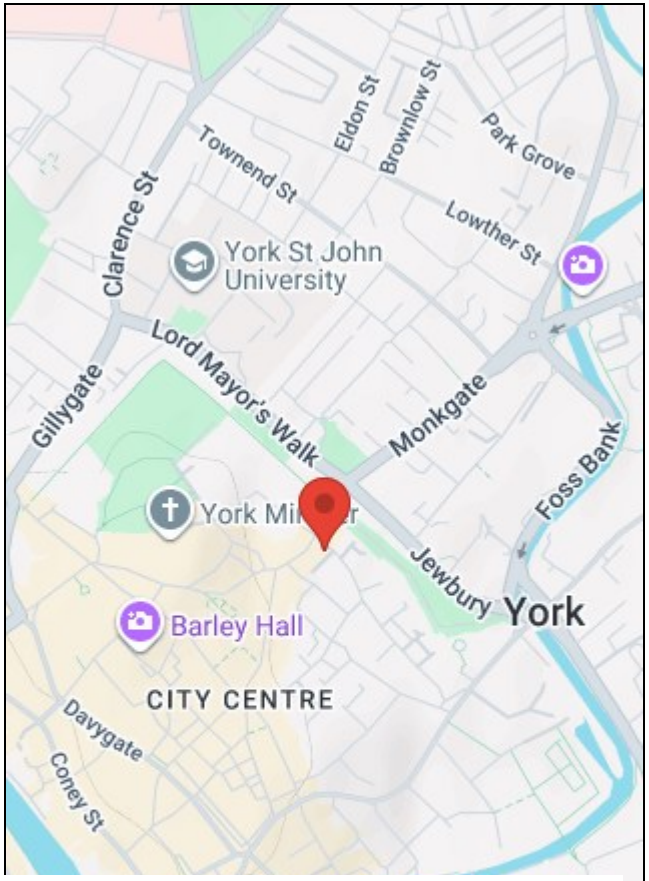
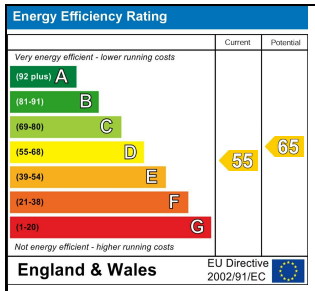
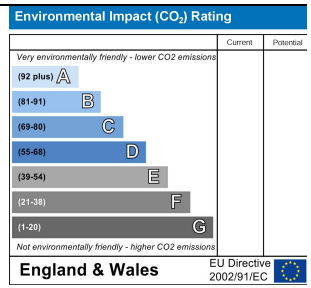




Total floor area 100.4 m² (1,081 sq.ft.) approx

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





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