sales.york@linleyandsimpson.co.uk | 01904 611722 | www.linleyandsimpson.co.uk

LINLEY & SIMPSON







BOOTHAM PLACE, BOOTHAM ROW, YORK, YO30 7DU

£245,000

2 BEDROOM FIRST FLOOR APARTMENT
EPC Rating: C

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A lovely two bedroom first floor apartment featuring a large open plan living space and located a short distance from the city centre, with a balcony offering views towards The Minster. There are ample amenities close by, easy access out of the city towards the ring road and the railway station is also just a stone's throw away.

Ideal as a home close to the city centre, the property would also make an excellent investment opportunity. For details on both the current and the potential long term rental income, please contact the office.

The internal accommodation begins with an entrance hallway with access to a useful utility cupboard. The centrepiece of the home is the impressive open plan lounge/diner and fitted kitchen. Bathed in light from large windows, the living space has a French door leading onto the balcony and kitchen features a range of wall and base units and a built-in oven and a hob. The accommodation continues with the main bedroom with a three piece en-suite shower room and an additional second bedroom. The apartment is then completed with a three piece bathroom. There are also the advantages of gas central heating and double glazing throughout. Outside the property is a small communal garden.

This is a leasehold property. The lease is 999 years from 1/1/2002. The current ground rent is £420 per annum. The latest service charge is £433.04 per quarter.

The property is connected to a mains electricity supply, with mains water supplied by Yorkshire Water. The broadband types available in the area are standard. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile. For details on any potential flood risk to the development please check the government long term flood risk website.

Communal Entrance
Secure entrance door and stairs leading to the first floor.

Entrance Hall
Entrance door, radiator, telephone entry system, central heating programmer and utility cupboard with space for washing machine and also a consumer unit.

Lounge/Diner and Open Plan Kitchen
17'3" x 26'3" (5.26m x 8m) Windows to front and side elevations, two radiators and French door leading to balcony.

Kitchen features a range of wall and base units, work surfaces, sink, built-in electric oven, hob and extractor.

Bedroom 1
11'1" x 9'2" (3.38m x 2.8m) Window to front elevation and radiator.

En-Suite
Three piece suite with shower cubicle, sink, W.C., radiator and shaver point.

Bedroom 2
7'1" x 9'11" (2.16m x 3.02m) Window to side elevation and radiator.

Bathroom
Three piece suite with bath, sink, W.C., radiator and shaver point.

Exterior
Small communal garden.

Material Information
Leasehold.
Council tax band C.

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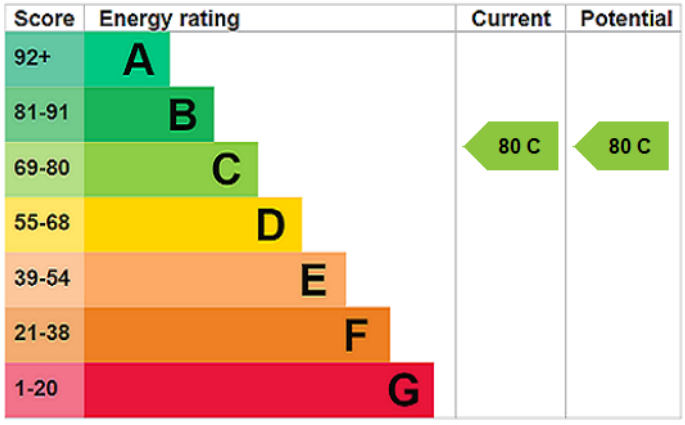




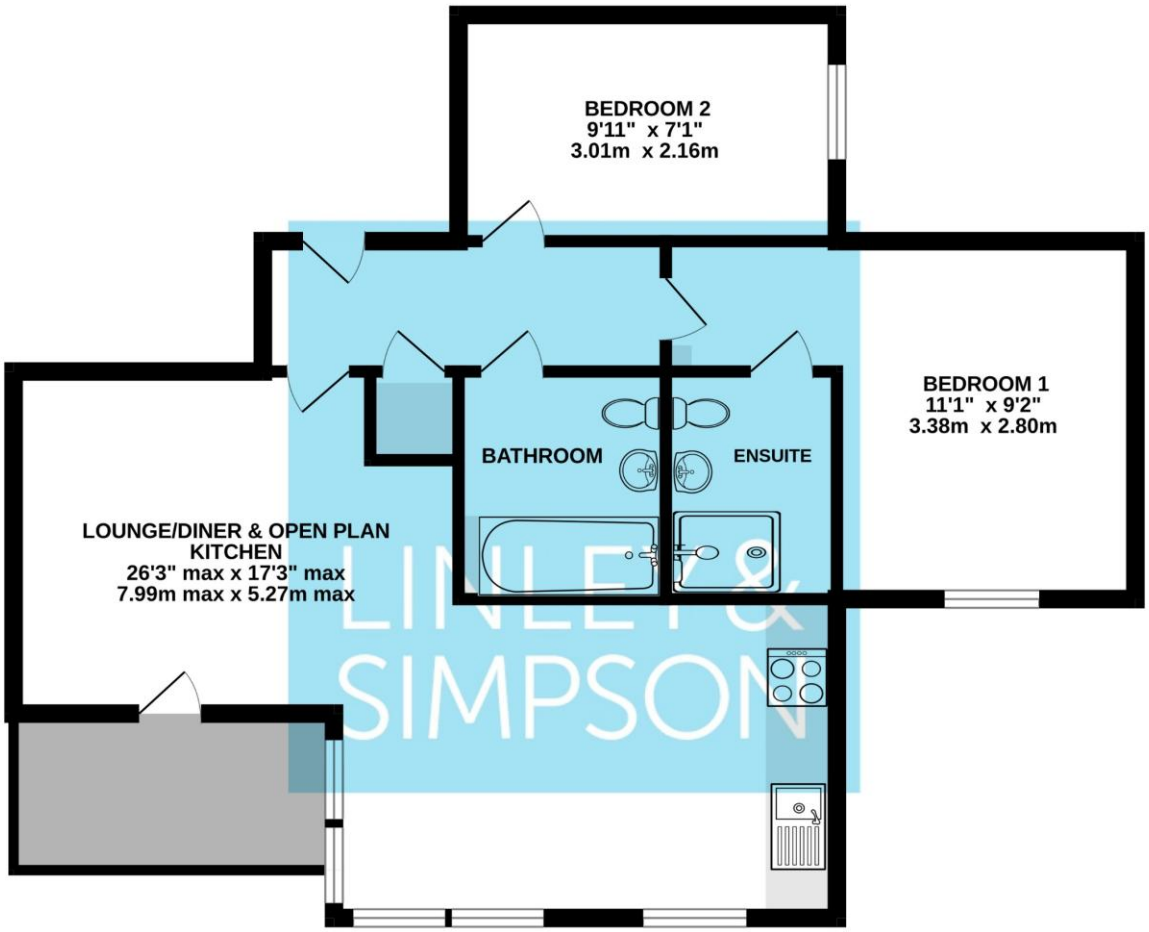








FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.