



## Bootham Terrace, off Bootham, York £270,000

Situated just moments from York's historic city walls, this stylish ground floor apartment offers a rare and fully established holiday let opportunity in one of the UK's most visited cities. Having traded successfully as a short-term let since 2019, the property benefitted from a comprehensive refurbishment that year and has been carefully maintained ever since, providing high-quality, ready-to-go accommodation ideal for the thriving holiday rental market.



The apartment features a generous open-plan living area with clearly defined sitting, dining and kitchen zones, a well-proportioned double bedroom, and a sleek, modern shower room. Its layout and finish have consistently appealed to guests, offering both comfort and convenience in a highly desirable central location. The property also benefits from particularly easy access from the street, with just a couple of shallow steps leading directly from on-street parking to the front door – a small but meaningful detail that enhances the overall guest experience.



Supporting its strong investment credentials, the business has demonstrated impressive consistency over the past six years, with average occupancy levels of around 62%, including during the Covid period. Gross income has reached in excess of £30,000 in the best-performing years, with net returns typically ranging between £13,000 and £16,000 – reflecting sustained demand for high-quality holiday accommodation in this sought-after part of the city.



Guests benefit from excellent transport links, with York Railway Station accessible in under ten minutes on foot via the newly refurbished Scarborough Bridge. The apartment is also granted a paper parking permit for guest use, a valuable asset in such a central location. Additional practical features include shared use of a linen cupboard in the basement – a useful facility for managing changeovers efficiently.



Ideally positioned less than 0.5 km from Bootham Bar and only 0.8 km from the iconic York Minster, the property offers outstanding access to the city's historic centre. With award-winning restaurants, boutique shops, museums and cultural attractions all within walking distance, the apartment appeals strongly to both leisure and business travellers.

This is a compelling opportunity to acquire a proven, income-generating holiday let in one of the UK's most dependable and in-demand visitor destinations – offering not just immediate returns, but excellent potential for future growth.

#### **Material Information**

Tenure: Share of Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: C

Council Tax: A - City of York

Current Planning Permission: No current valid planning permissions

Agents Note: The apartment is currently registered for business rates, and qualifies for a 100% rebate annually.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

Years Remaining on Lease : 243 years

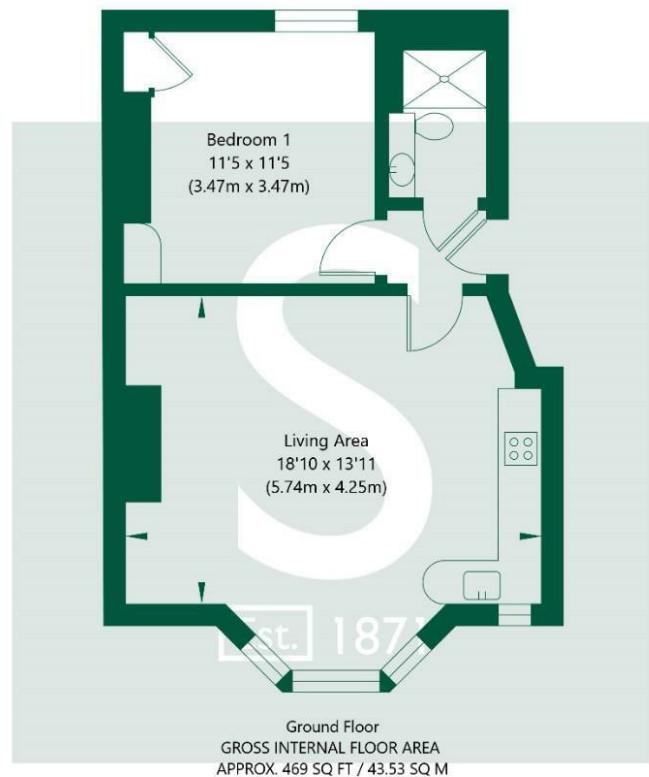
Service Charges : £1929 per annum – Reviewed annually

Ground Rent : £0 per annum

Management Company : Adair Paxton



Bootham terrace, York, YO30 7DH

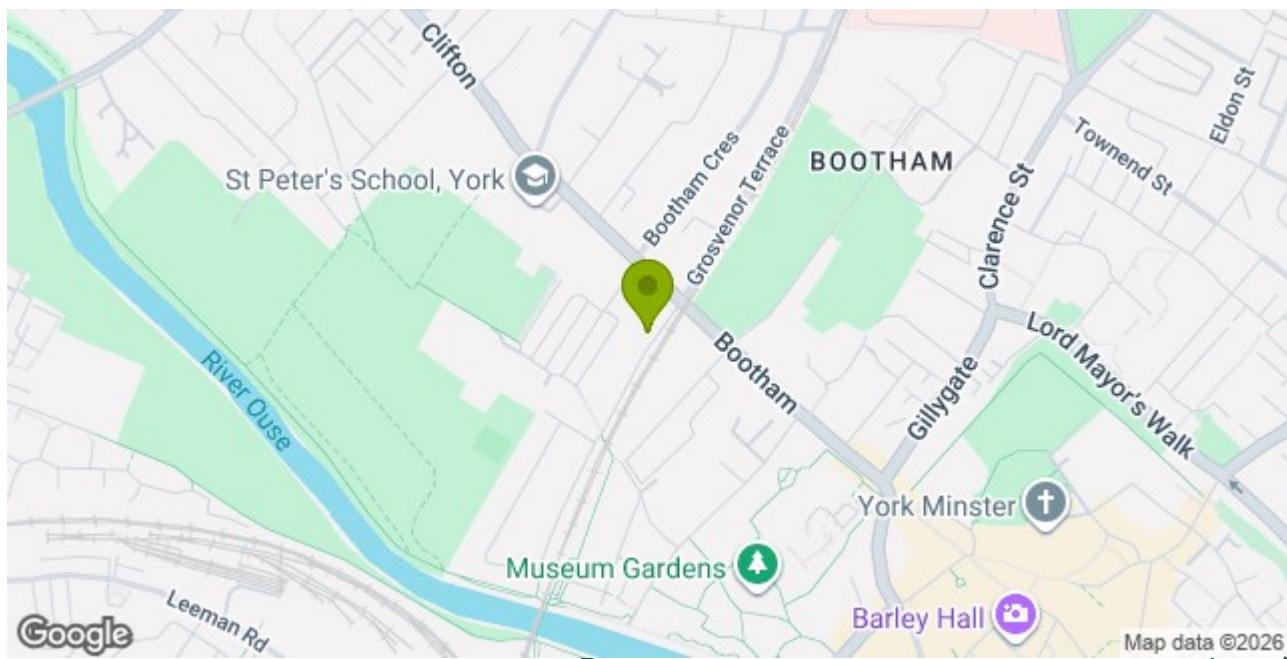


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 469 SQ FT / 43.53 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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Stephensons

York

Knaresborough

Selby

Boroughbridge

Easingwold

York Auction Centre

Haxby

01904 625533

01423 867700

01757 706707

01423 324324

01347 821145

01904 489731

01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV

I E Reynolds BSc (Est Man) FRICS

R E F Stephenson BSc (Est Man) MRICS FAAV

N J C Kay BA (Hons) pg dip MRICS

O J Newby MNAEA

J E Reynolds BA (Hons) MRICS

R L Cordingley BSc FRICS FAAV

J C Drewniak BA (Hons)

Associates

N Lawrence

