



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.

Tenure: Share of Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: C - 72  
Council Tax: A - City of York  
Current Planning Permission: No current planning permissions

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

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



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.

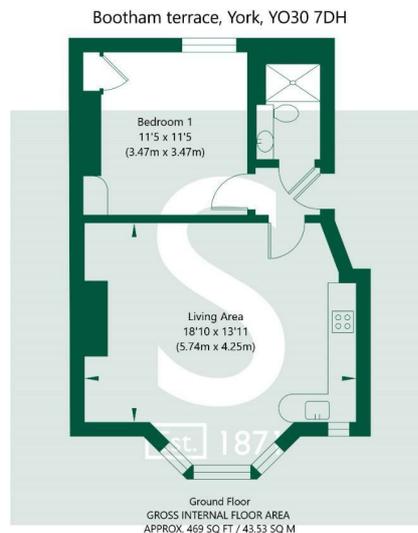
**Lease Details:**

Lease Length : 243 years

Service Charge : £1929 per annum – Reviewed annually.

Ground Rent : £0 per annum.

Management Company : Adair Paxton.



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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