



## Bootham Square, York Offers Over £145,000

Situated in the highly sought-after Bootham area, just a short walk from York Hospital and the city centre, this spacious and well-presented first-floor apartment is offered with no onward chain—making it an ideal opportunity for first-time buyers or those looking to enjoy peaceful, central living.





A welcoming living and dining room provides ample space for both relaxation and entertaining, featuring a large window that floods the space with natural light and offers a pleasant outlook.

The separate kitchen continues the light and airy feel of the home, fitted with a range of modern units and worktops. There is also space and plumbing for additional appliances.

The spacious double bedroom offers bright and comfortable accommodation, complete with built-in wardrobes and plenty of room for freestanding furniture. Completing the internal layout is a well-appointed bathroom with a three-piece suite comprising a bath with shower over, WC, and wash hand basin.

Externally, residents enjoy access to attractive communal gardens, providing a peaceful outdoor setting in the heart of the city.

Properties in Bootham at this price point rarely come to market and are highly regarded for their superb location. Early viewing is highly recommended to appreciate the space, light, and lifestyle on offer.



Tenure: Leashold

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

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

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

### Leasehold Information

Starting Year of Lease : 2020 - 125 year lease

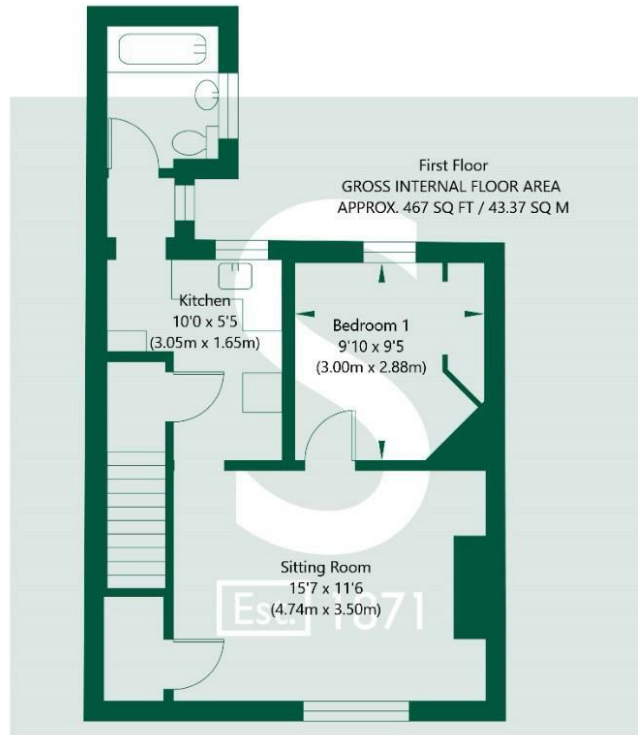
Years Remaining on Lease : 120 years

Service Charges : £338 per annum - Reviewed annually

Ground Rent : £10 per annum

Management Company : City of York Council

# Bootham Square, York, YO30 7BS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 467 SQ FT / 43.37 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2025



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	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

