



Flat 2 6 St. Peters Grove
York, YO30 6AQ
£1,500

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AVAILABLE END OF AUGUST!

Located just off Bootham, a highly regarded area of York, you will find this fabulous, garden apartment, furnished to an impressively high standard. The apartment forms part of an imposing period property nestled in a quiet cul-de-sac location in the city centre, with many access links into town and surrounding villages.

A private entrance vestibule brings you directly into the inner hallway including many handy storage cupboards. This leads you nicely to a modern, open plan kitchen/ reception room with dual aspect windows offering plenty of natural light.

The two spacious, double bedrooms pair nicely with the family bathroom, including bath and shower. The master bedroom benefits from French doors, overlooking the pretty courtyard garden, while the second, spacious bedroom boasts extensive storage and utility space. Externally the property boasts a fabulous wrap around courtyard garden which can be privately accessed via a gated entrance and a separate parking space.

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Entrance Hallway

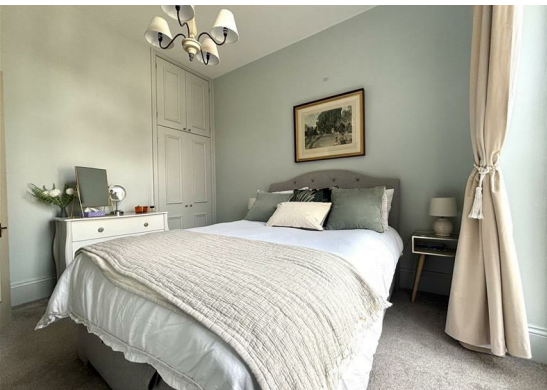
Original entrance door, skirting, solid wooden floorboards. Large storage cupboard housing water tank.

Living Room

Original sash windows to side and rear, power points, skirting, wall mounted electric heater. Carpeted flooring.

Kitchen

Two original sash windows to side, fitted shaker style wall and base units with granite worktops, integral oven and electric hob with extractor fan, plumbing for washing machine, power points. Laminate flooring.





Bedroom One

French doors to courtyard, power points, skirting. Carpeted flooring.

Bedroom Two

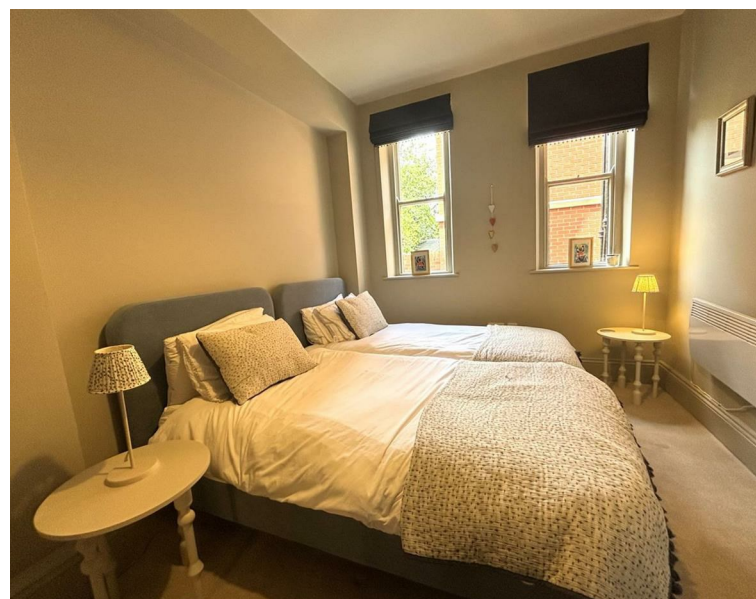
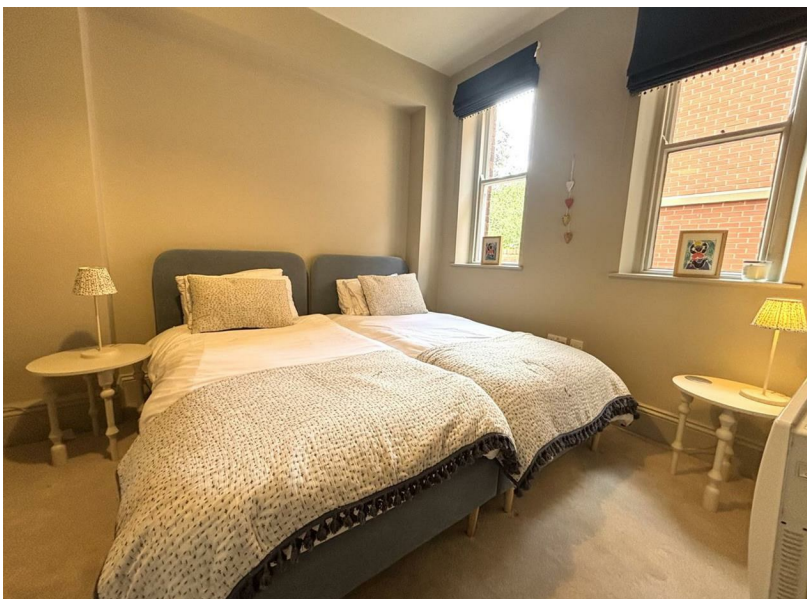
French doors to courtyard garden, skirting, power points. Carpeted flooring.

Bathroom

Wooden panelled bath with mains shower over, wash hand basin, low level W.C, chrome towel radiator, tiled walls. Vinyl flooring.

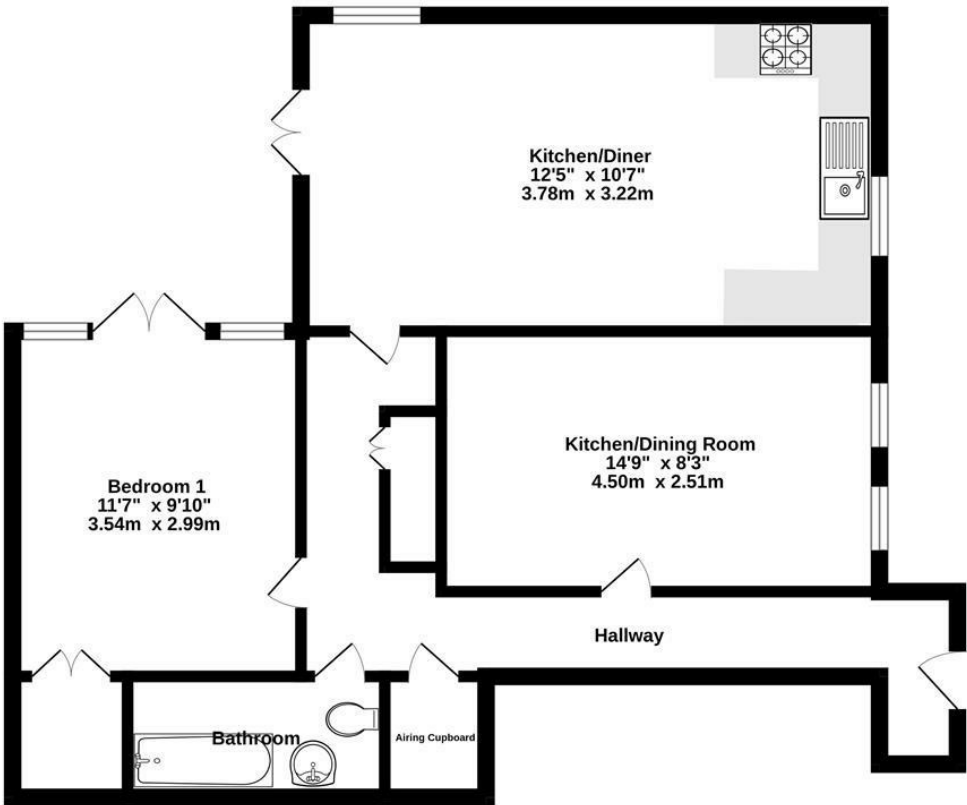
Outside

Private gated access to own entrance door. Sunny courtyard garden to the rear which wraps around the entire apartment. An allocated parking space as well as visitor parking.



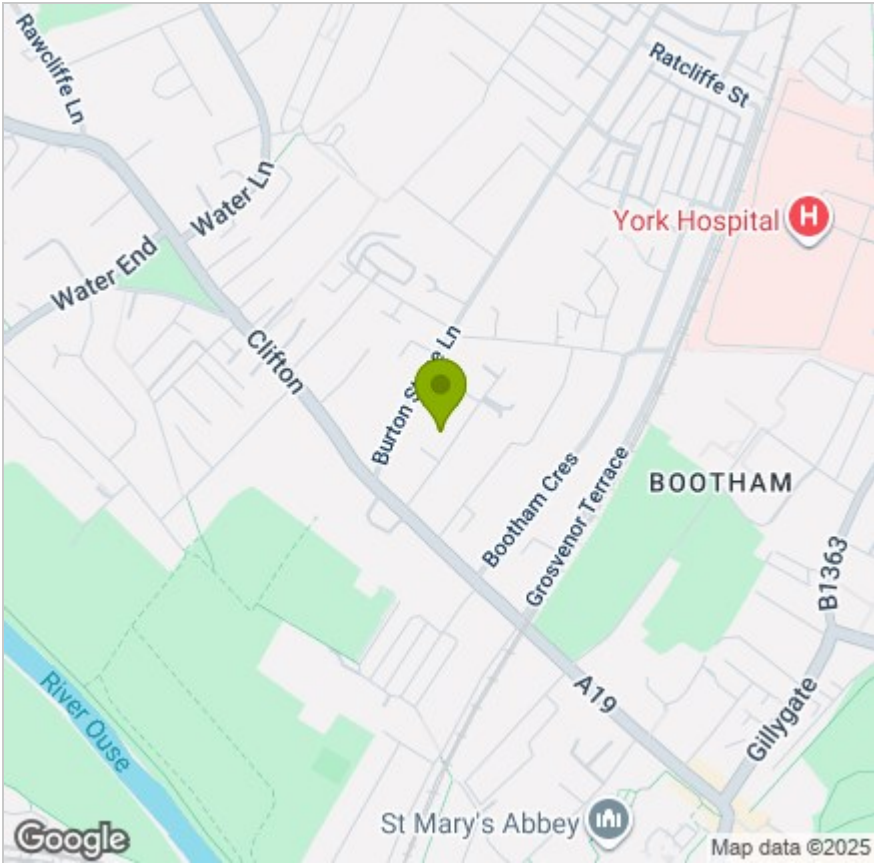
FLOOR PLAN

Ground Floor
626 sq.ft. (58.2 sq.m.) approx.

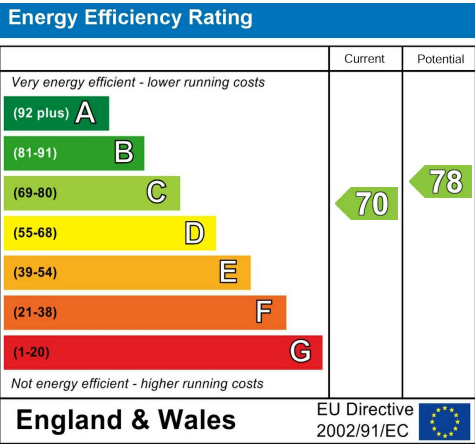


TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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LOCATION



EPC



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