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9 GROSVENOR HOUSE • OFF BOOTHAM • YORK

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Grosvenor Terrace, off Bootham,
York YO30 7BF

City centre ½ mile • York ring road 2 miles

First floor apartment within a modern mansion block enjoying views over Bootham Park towards York Minster

Hallway • sitting/dining room with balcony • kitchen • principal bedroom with en suite bathroom • bedroom 2/study • bathroom

Communal grounds • single allocated secure parking space

For Sale Long Leasehold

Grosvenor House is a secure modern apartment block found in a peaceful enclave within a tree-lined terrace, just off Bootham. Its convenience cannot be underestimated, situated midway between York city centre and the local amenities of Clifton Green. No. 9 is an appealing apartment on the first floor that features leafy views from the principal bedroom and a crescent shaped balcony off the sitting/dining room. The property comes with a parking space behind secure gates and is offered for sale chain free.

- First floor apartment with lift access
- Nearly 800 sq ft – 2 bedrooms, 2 bathrooms
- Green outlook with York Minster views when the trees are not in leaf
- Extremely energy efficient – B rating
- Ideal permanent home or bolt hole
- Secure private parking space
- Walking distance to local amenities, York city centre and railway station
- No onward chain

Grosvenor House is an attractive four-storey mansion block set behind a stone wall with wrought iron railings. It was built in 2000 by

Persimmon Homes and comprises a range of 24 apartments. Imposing electric gates open to a communal area at the rear that includes a car park and the main entrance to the building. A well-maintained communal vestibule and hallway gives access to the staircase and lift.

Apartment No. 9 is on the first floor and is double aspect. Extending more than 22 ft, the sitting/dining room features tall French doors with sidelights that open to a covered, crescent shaped balcony, large enough to accommodate a small table and chairs. The balcony is surrounded by painted railings and enjoys a southeasterly orientation with a tree-lined outlook across to Bootham Park and beyond. A view of the glorious Gothic Minster is visible when the trees are not in leaf. The sitting/dining room is part open plan to the contemporary galley kitchen. Fitted with a range of base and wall units, the kitchen includes integrated appliances, a four-ring electric hob with extractor hood over, and an oven/grill.

The principal bedroom suite has an en suite shower room and floor-to ceiling doors that open

to a Juliet balcony. In addition, there is a separate fully-tiled bathroom with a three-piece suite including a bath and a second bedroom with a good-sized window, currently used as a home office.

Outside

The mansion block comes with well maintained and secure communal grounds, with provision for cycle storage, recycling and refuse. At the rear, accessed through secure electric gates, is an allocated single parking space for Apartment No. 9 as well as multiple visitor parking spaces outside the gates.

Environs

Grosvenor House lies just off Bootham, about five minutes' walk to the medieval walls of York city centre, passing Sainsbury's Local, as well as to Clifton village with its range of shops and amenities. The railway station can be reached on foot along the leafy riverside path and footbridge spanning the river Ouse. Across the road is the public green space of the Museum Gardens and cycle lanes/footpaths provide popular riverside routes into York city centre and out to Rawcliffe country park.



Tenure: Leasehold. Original length of Lease: 999 years from 2000; Lease length remaining: 975 years. Holiday lets and pets not permitted under the terms of the lease.

Ground Rent: £0

Service Charge: £1400 per annum

EPC Rating: B

Council Tax Band: D

Services & Systems: Mains electricity, water and drainage. Electric central heating with programmable radiators.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

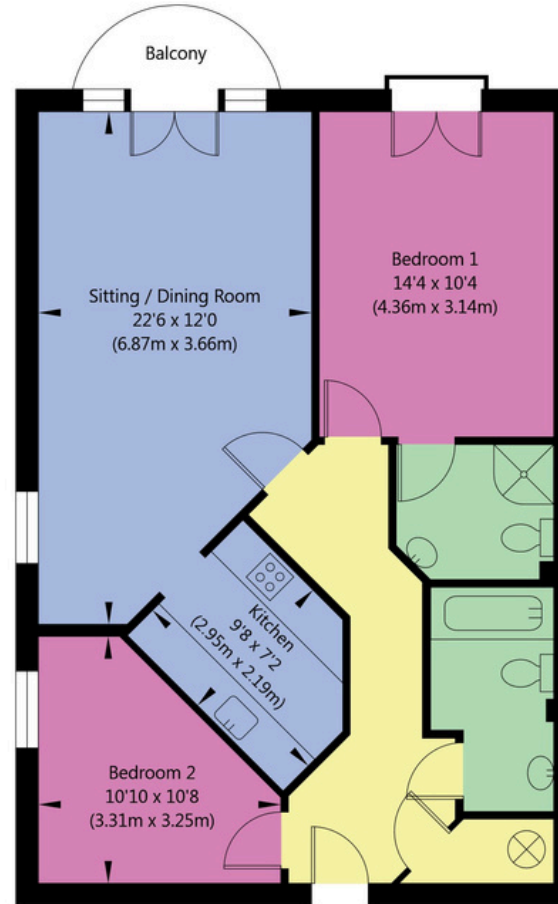
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: City of York Council www.york.gov.uk

Directions: Turning into Grosvenor Terrace from Bootham, Grosvenor House is the second mansion block on the left hand side. What3words: [///sticks.torch.title](https://www.what3words.com/sticks.torch.title)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

9 Grosvenor House, York, YO30 7BF



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 768 SQ FT / 71.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 768 SQ FT / 71.35 SQ M

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

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City

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