

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 25 Bootham , York, YO30 7BW

Great opportunity to rent this top floor furnished apartment. Two double bedrooms, living room, shower room and bathroom, fitted kitchen with white goods. NO parking, NO utility bills included. Situated in the York city centre on Bootham. Available for July move in.

**£1,250 Per Month**

# 25 Bootham

, York, YO30 7BW



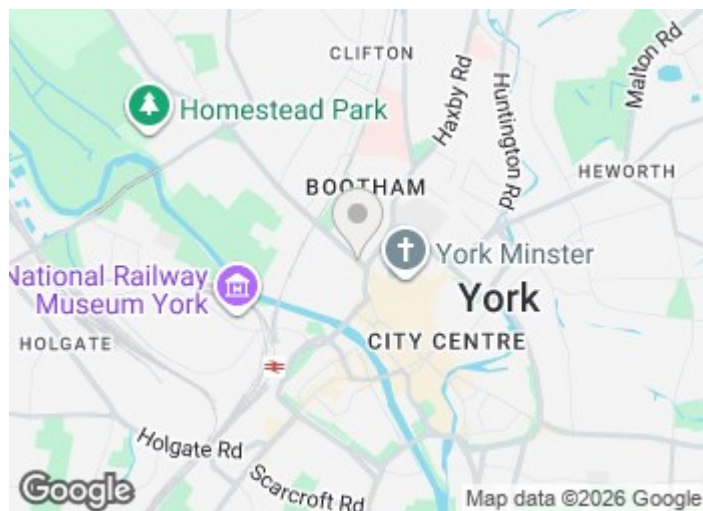
- Furnished City Centre Apartment
- Fitted Kitchen with white goods and Living Room
- Long term let
- Available for July move in onwards
- Two Double Bedrooms
- Spacious Living Room
- Views of the York Minster
- Two Bathrooms
- Great for a couple, family or sharers
- No Parking, no utility bills included

## Property Description

## Costs and Utilities

## Environs

## Holding Deposit Information

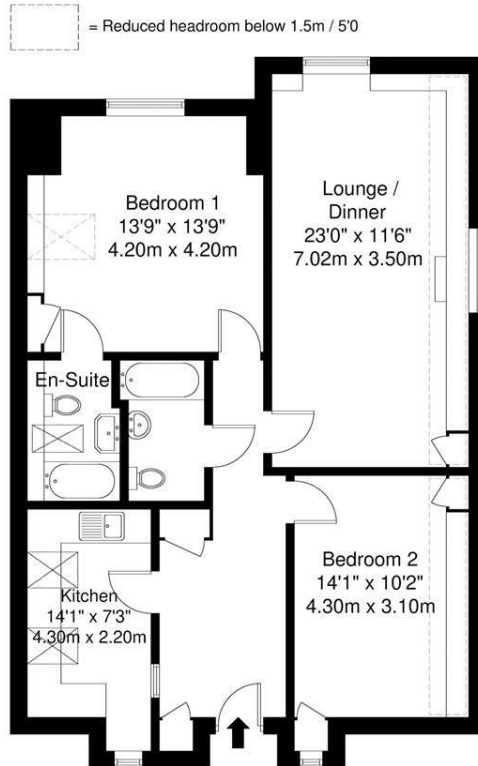


## Directions



# Floor Plan

## Flat 7, 25 Bootham



THIRD FLOOR  
87.9 sq m / 946 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 87.9 sq m / 946 sq ft**

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	