



Flat 2 78 Bootham, York, YO30 7DF
£900 Per Month

A privately accessed basement-level apartment available within an imposing Grade-II Listed townhouse on Bootham. Offered on a bills inclusive basis, this charming property lies within walking distance to York's historic centre and boasts allocated off-street private parking for one vehicle.

Property Description

Accessed via a private stairway down to the basement level, this lower ground floor apartment has been thoughtfully converted into self-contained accommodation and is ready to be let on a long term tenancy. Consisting of an open plan lounge with a kitchenette and breakfast bar with large segmented basement windows that keep the space light; a double bedroom; a wetroom with shower; and a separate W.C.

There is a rear gated communal courtyard space which provides allocated parking for the residents of the building and can be accessed from St. Mary's nearby.

Environs

Built in 1862 by architect George Fowler Jones as his personal residence in handsome red brick, this striking Victorian townhouse boasts a prime position in a desirable area of York.

Only a brief saunter down the attractive tree-lined avenue of Bootham and you will find yourself in Medieval streets of York city centre, offering an abundance of independent retailers, coffee shops, restaurants and historic pubs and bars.

The central railway station can also be accessed via St Mary's along the pedestrian footbridge that crosses the river Ouse, providing excellent transport links to London, Edinburgh, Leeds and other surrounding towns and cities.

Costs & Utilities

This property is served by mains supplies of gas, electric, water and drainage. We understand that there is Ultrafast broadband connectivity at this postcode and mobile coverage from all four major suppliers. The rental price includes gas, water and electric utility bills.

There is access to a communal washing machine which is located on the second floor of the building.

We politely request a rent of £900 per calendar month and a deposit of £1,000 which will be held with the Deposit Protection Service (DPS) in their secure custodial account until the end of your tenancy.

This property falls under council tax band A at £1,359.11 per annum.

Holding Fee Disclaimer

Upon successful application, we will politely request a holding deposit of £150. A Holding Deposit is taken to secure a property off the market whilst an application is considered and references and credit checks are processed. It is our practice to refund the holding deposit by deducting it from the first

payment of rent, unless applicants require it to be refunded separately.

A holding deposit will not be refunded if the tenancy is not taken up for any of the following reasons:-

Any reference or credit check is not satisfactory; or
Any information supplied on the application form is untrue, inaccurate or misleading; or

The applicant changes their mind and decides not to take the tenancy applied for or delays in doing so; or

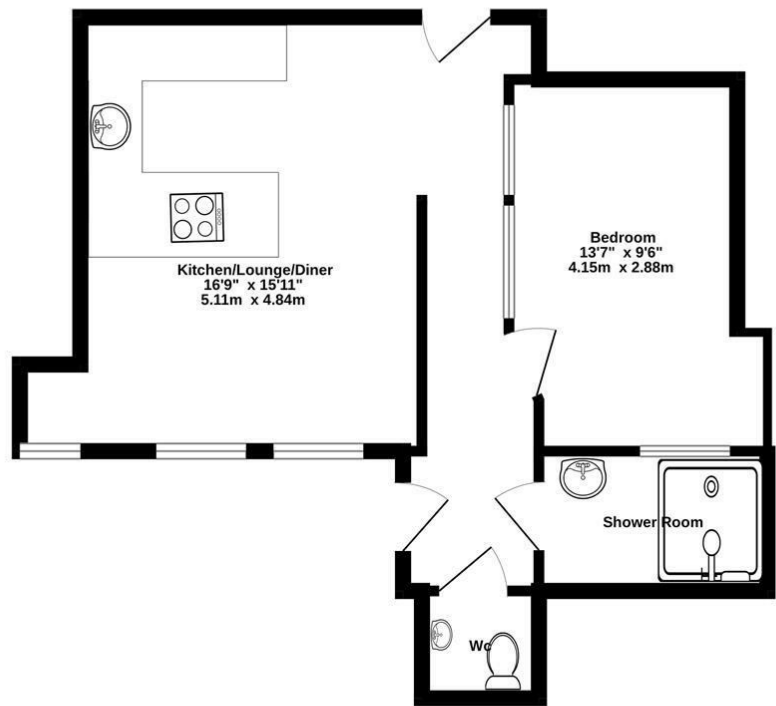
Any reference has not been received within 14 days of request and the property is remarketed; or

If an applicant does not have the right to rent the property and the landlord is required to



Floor Plan

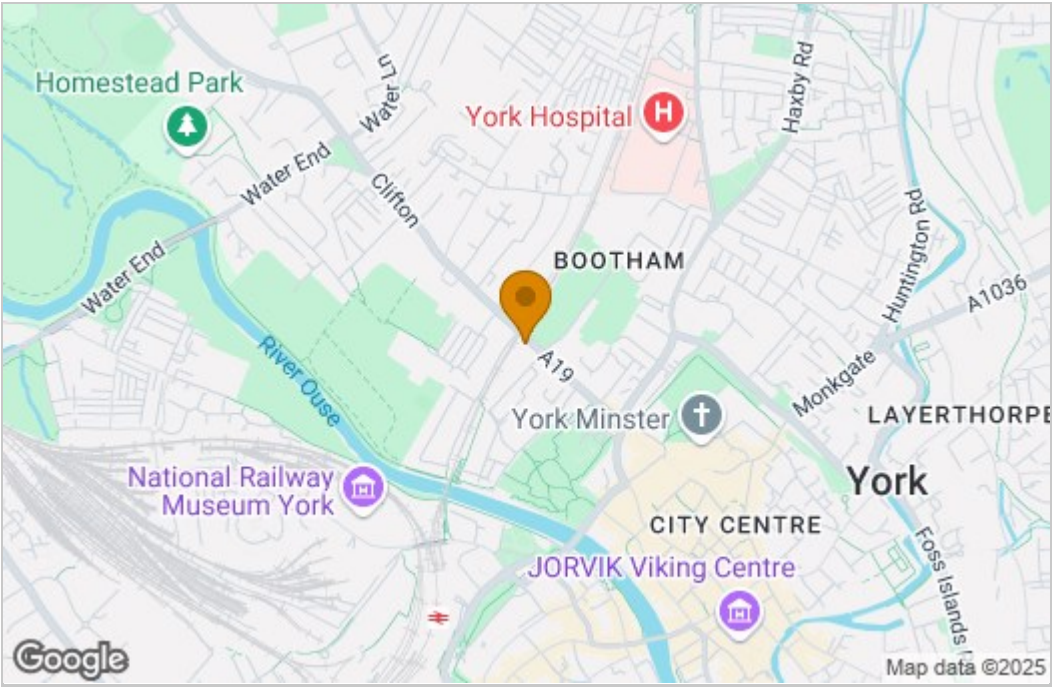
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



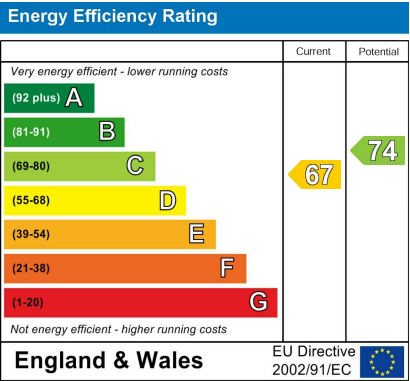
TOTAL FLOOR AREA: 462 sq.ft. (42.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.