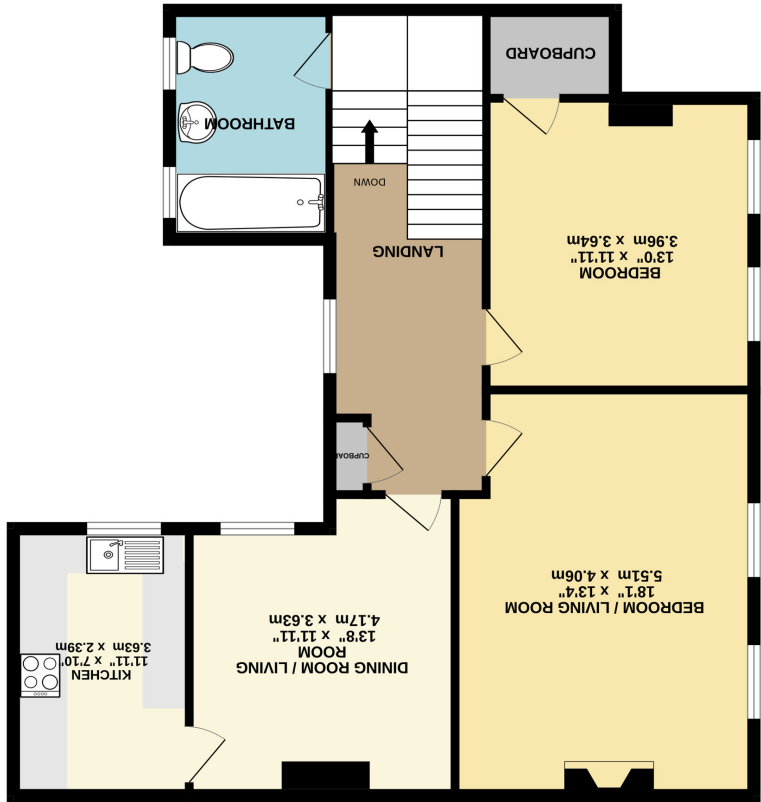
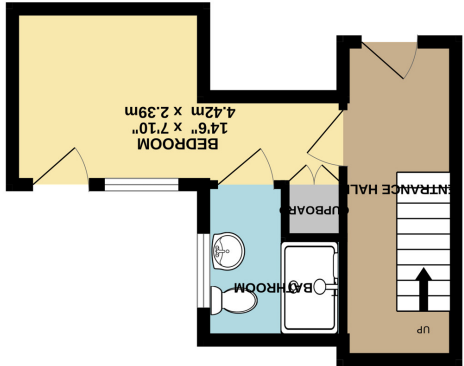


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



GROUND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.





32a Bootham Crescent, York YO30 7AH

Oozing character and charm is this bright and spacious duplex located in the sought after area of Bootham which is offered for sale with the additional benefit of no onward chain.

This wonderful property briefly comprises; It's own private entrance hall with storage, a ground floor double bedroom with an ensuite shower room and stairs leading to the first floor accommodation. To the first floor you are greeted by a bright and welcoming landing, a three piece bathroom, a large double bedroom which is currently set up as a spacious living room with a feature fireplace and a second good sized double bedroom with storage. A dining room and a well equipped kitchen complete the first floor accommodation.

The property has been used as a successful holiday let for many years so has the potential be a successful investment yet also offers any deserving buyer the chance to buy a move in ready home located within walking distance to York Hospital and the hustle and bustle of York's City Centre. We feel the property deserves to be viewed to truly appreciate the size and standard of accommodation and likely to achieve high levels of interest therefore early viewing is highly recommended.

Tenure Type: Criss Cross Leasehold  
Leasehold Term: 999 years from December 2010  
Annual Service charge: £0  
Ground Rent : £0



- No Onward Chain
- Duplex
- Private Entrance
- Three Bedrooms
- Ensuite Shower Room
- Three Piece House Bathroom
- Permit Parking
- Desirable Location

Leave York city centre via Bootham. Take the right hand turning into Bootham Crescent and continue towards the end of the road. The property is located on the right hand side and can be identified by our for sale sign.

Located in the Bootham district of York affording easy access to York city centre, railway station, Nestle and York District Hospital. There are also a number of local amenities, shops, takeaways etc found on Burton Stone Lane. For out of town shoppers, there is Clifton Moor nearby and the outer ring road for commuters.

