



77 Bootham, York

- GUEST HOUSE
- ADDITIONAL THREE BEDROOM OWNERS ACCOMODATION
- COURTYARD
- COUNCIL TAX BAND A
- TWELVE BEDROOMS
- PARKING PERMITS AVAILABLE
- HALF A MILE OF THE CITY CENTRE

Guide Price £1,200,000

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77 Bootham, York

DESCRIPTION

A rare opportunity to acquire a thriving Guest house business in one of York's most sought-after areas. Located in Bootham is the Grade II listed property which boasts eleven ensuite bedrooms including, family room, twins and double rooms and one single bedroom with separate private bathroom. The property has the potential to be converted into apartments or a House of Multiple Occupancy subject to the necessary planning permission.

The business is arranged over four floors and has first floor dining room and kitchen to service the guests.

In addition, there is a private, three double bedoomed owners' apartment with open plan, lounge, dining room and kitchen and four-piece bathroom.

Outside to the rear is an enclosed courtyard with off road parking and a laundry room.

Steeped in Roman, Viking and Saxon history, York is one of the countries most visited cities, built on the River Ouse which meanders through its historic street and forms its own attraction for those who like boating and generally meshing about on the river. One of the most visited attractions is York Minster believed to date back to 637 AD. The university city has a diverse culture, with superb bars and restaurants offering a variety of superb English and international cuisines. If a day at the races is your thing, then York's racecourse offers the best in race day hospitality and entertainment.





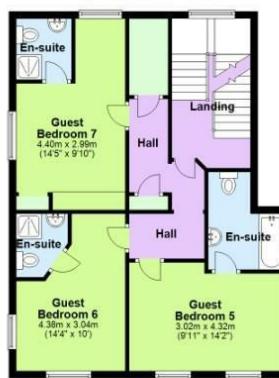
Ground Floor
Approx. 151.8 sq. metres (1634.1 sq. feet)



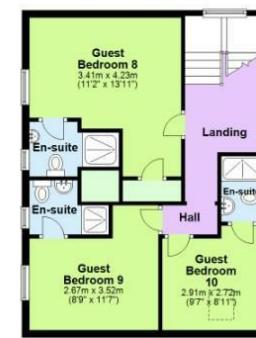
First Floor
Approx. 141.2 sq. metres (1519.4 sq. feet)



Second Floor
Approx. 68.0 sq. metres (732.2 sq. feet)



Third Floor
Approx. 56.3 sq. metres (607.3 sq. feet)



Total area: approx. 419.3 sq. metres (4513.1 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Crescent Guest House

Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com [https://www.hunters.com](http://www.hunters.com)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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