


## 25 Bootham Green Newborough Street, York, YO30 7EJ

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Mews Property in Private Gated Community
- EPC Rating C
- Well Presented Home
- Modern Open-Plan Living
- Communal Car Parking With Allocated Space
- Three Bedrooms
- Outdoor Communal Area
- Council Tax Band D
- Gas Central Heating
- Close To Local Amenities

## £1,850 PCM

Nestled on Newborough Street in the historic city of York, this charming home offers a delightful blend of modern living and original character. Built in 2008 as part of an award-winning conversion by the esteemed architect Walter Brierly, this Grade II Listed building was originally constructed in 1890, showcasing the unique charm of its era while providing contemporary comforts.

Spanning an impressive 1,195 square feet, the property features three cosy and quaint double bedrooms, making it ideal for families or those seeking extra space. The open-plan living area is bathed in natural light, accentuated by original windows and beams that hark back to the building's schoolhouse origins. A beautiful mezzanine balcony adds a touch of elegance, complemented by a striking feature chandelier that enhances the living space.

With two well-appointed bathrooms, this home ensures convenience for all residents. The property is part of a small, welcoming community, offering a sense of belonging in a coveted residential area. Additionally, there is parking available for one vehicle and secure facilities for bike storage, catering to modern lifestyles.

Situated within walking distance of the city centre and the hospital, this home provides easy access to all the amenities York has to offer. The annual ground rent fee is payable to the management company, ensuring the upkeep of this charming development.

This unique property is one of only a few available in this sought-after location, making it a rare find in the market. If you are looking for a home that combines historical charm with modern living, this terraced house on Newborough Street is not to be missed.

Jigsaw Letting are pleased to welcome to the market, in a private gated community on Bootham Green in York, this exquisite terraced house offers a delightful blend of historical character and modern living. Originally constructed in 1890, this Grade II Listed building has been thoughtfully converted in 2008 by the award-winning architect Walter Brierly, ensuring that the original charm is beautifully preserved while providing the comforts of contemporary life.

Spanning an impressive 1,195 square feet, this unique property features three spacious double bedrooms, making it ideal for families or those seeking extra space. The open-plan living area is bathed in natural light, accentuated by original windows and beams that hark back to its schoolhouse origins. A stunning mezzanine balcony adds a touch of elegance, complemented by a feature chandelier that enhances the overall aesthetic.

The property boasts two well-appointed bathrooms, ensuring convenience for all residents. Additionally, there is parking available for one vehicle, a valuable asset in this coveted residential area. The location is particularly appealing, as it is within walking distance to the city centre and the local hospital, making it perfect for both professionals and families alike.

Residents will appreciate the small, welcoming community atmosphere, along with the secure facilities for bike storage. This property is one of only a few available in this sought-after development, making it a rare find in the market. Please note that an annual ground rent fee is payable to the management company.

In summary, this character-filled home offers a unique opportunity to enjoy the best of both worlds: the charm of a historic building combined with the conveniences of modern living. Don’t miss your chance to make this exceptional property your new home.

## COUNCIL TAX BAND

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HOW DO I APPLY FOR A PROPERTY?

Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.







## LETTINGS FEES UPON APPLICATION

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month`s rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, www.jigsawletting.co.uk or call for more details

## LETTINGS VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

## MAINS MATERIAL INFORMATIOM

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## OPENING HOURS LETTING TEAM

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## TO LET PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

## UTILITIES MATERIAL INFORMATION.

Electricity supply – mains

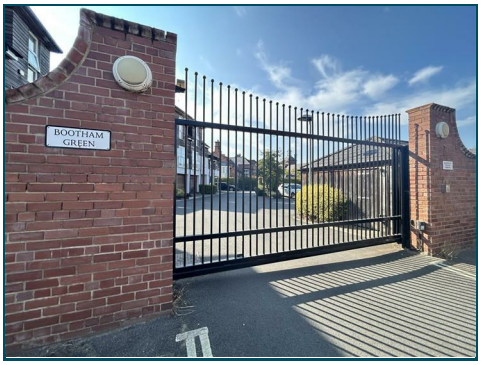
Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

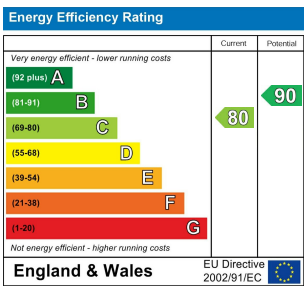
Broadband – FTTP (fibre to the premises)

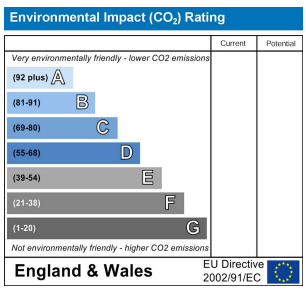
Mobile signal/coverage is good in this area









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
80
90
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC