

LANCASTER  
SAMMS

Rose Cottage Bowling Green Lane, York

York

£215,000





Whether you are looking for your first home or a great investment as a residential or holiday let, this beautifully presented one bedroom terrace property has not only a charming exterior but also a contemporary finish inside.

The ground floor has an open plan kitchen/living room with feature spiral staircase leading to the first floor with a well-proportioned double bedroom and contemporary fully tiled shower room with WC and wash basin.

The property has double glazed sash windows with fitted shutters, and gas fired central heating with combination boiler. Furthermore is a large communal bike and bin store.

For those for whom location is crucial, Rose Cottage is positioned ideally to enjoy and explore the many cultural and historic attractions of York city centre, just a short walk to the south. The immediate area has a range of handy local shops and amenities.

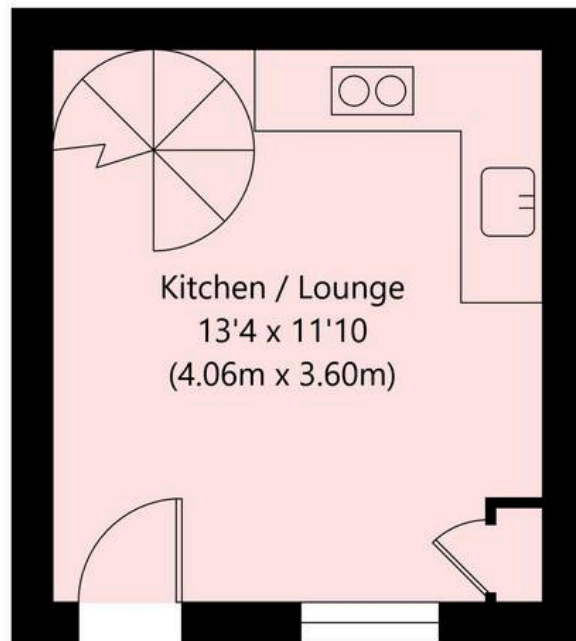
#### **LOCATION**

Bowling Green Lane is located in the popular residential area of The Groves and benefits from on-street permit parking and is easy walking distance from the city centre. Also nearby is York St John University and the York District Hospital, both just a short walk away.

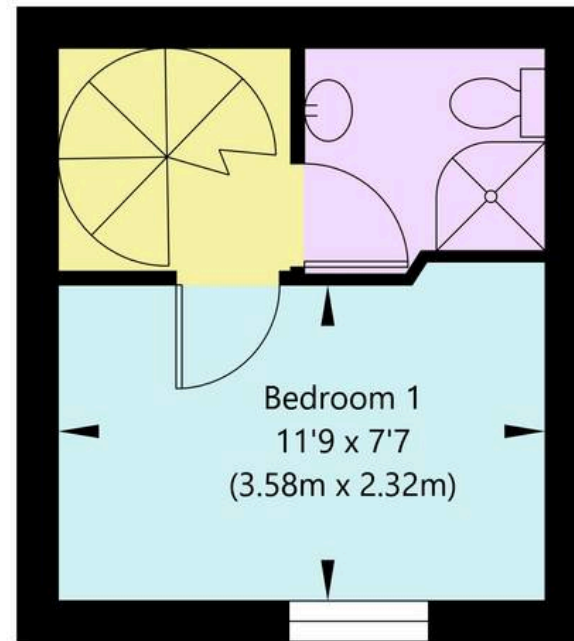




Bowling Green Lane, York, YO31 7NZ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 157 SQ FT / 14.62 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 156 SQ FT / 14.53 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 313 SQ FT / 29.15 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

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