



Ashtons

St. Olaves Road, Off Bootham, York, YO30 7AL

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£625,000

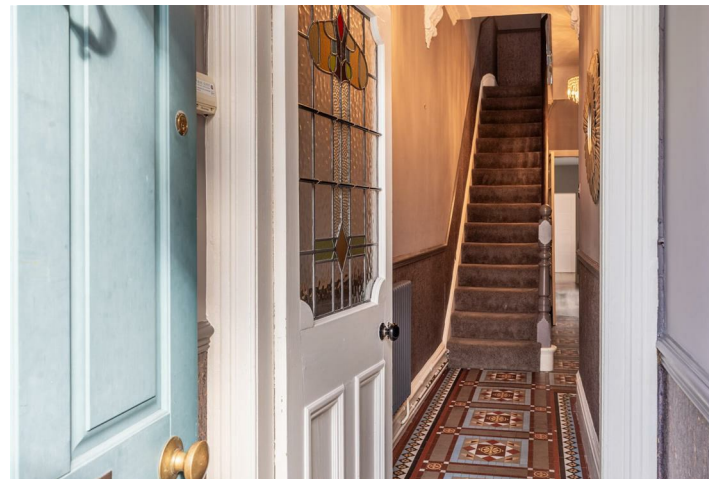


A beautifully presented four-bedroom home, ideally located just a four-minute walk from St. Peter's School and eight minutes from York Minster, this exceptional property has been thoughtfully transformed under the guidance of a professional interior designer, with meticulous attention to detail throughout.

The welcoming hallway retains its original Victorian tiled flooring and elegant wooden banister, along with a practical understairs storage cupboard. The lounge and dining area have been seamlessly opened into one impressive space, perfect for entertaining, featuring a wood-burning stove set within a marble fireplace, bespoke fitted wooden cabinetry with granite tops, and patio doors leading out to the garden.

The kitchen, utility, and wet room benefit from underfloor heating and Amtico flooring throughout. The bespoke solid oak kitchen can be repainted to suit personal taste and is complemented by integrated ceiling speakers and a Sonos sound system. A charming banquette seating area provides an ideal spot for relaxed breakfasts, while high-spec appliances include a Bora induction hob with integrated extraction, a Neff oven and combination microwave, and a Miele integrated dishwasher. Double patio doors open onto the garden, and the adjoining utility room offers a separate sink and space for a tumble dryer, washing machine, and wine fridge. A convenient ground floor wet room includes a walk-in shower, WC, and basin.

Upstairs, the first floor offers three generous double bedrooms, all with integrated or fitted wardrobes, while the loft conversion provides a fourth double bedroom with useful eaves storage. The family bathroom is styled as a wet room, featuring both a freestanding bath and walk-in shower, alongside a separate WC.

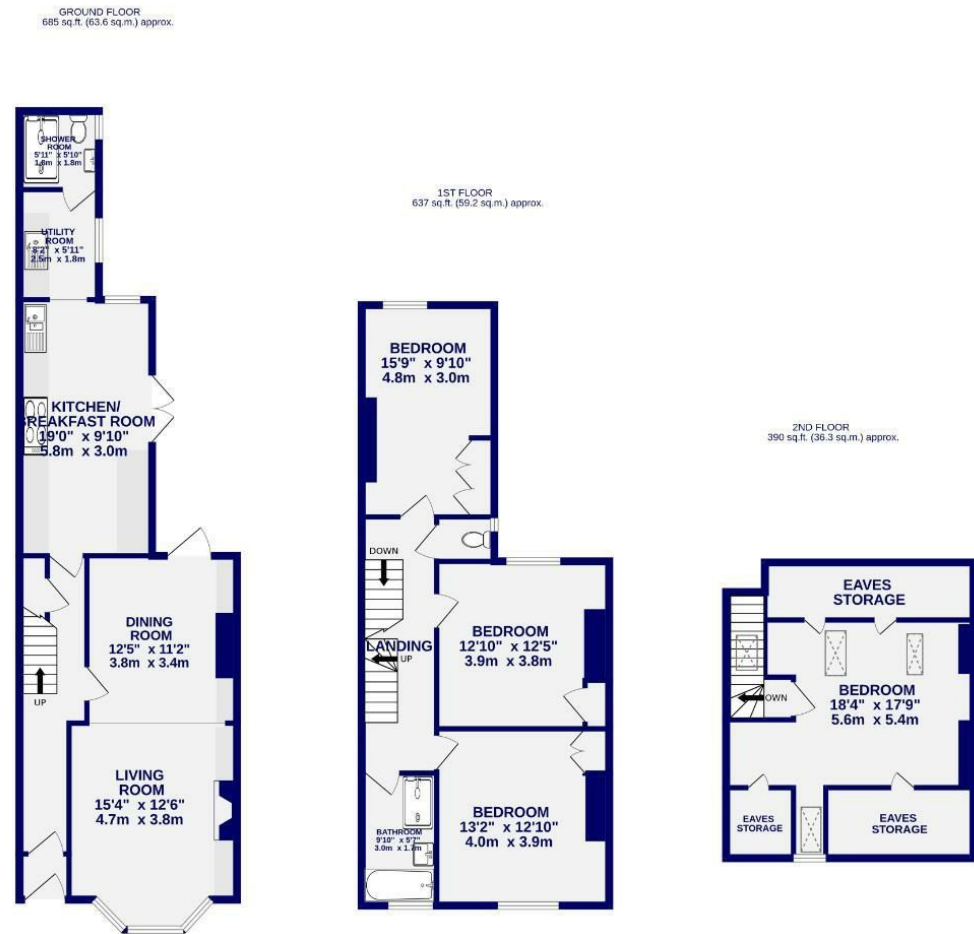




St. Olaves Road Off Bootham, York YO30 7AL

Freehold
Council Tax Band - D

- Popular Location Off Bootham
- Great Schools Nearby
- Offered With No Onward Chain
- Modernised Throughout
- High-End Appliances
- On-Street Permit Parking
- Landscaped Outdoor Space
- EPC - TBC



TOTAL FLOOR AREA : 1712 sq.ft. (159.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area 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.
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