



Bootham Crescent

Bootham, York

YO30 7AH

Offers Over £550,000



Located in the ever-popular Bootham area, just a short stroll from York's historic city walls, the railway station and York Hospital, this handsome period townhouse has remained in the same family for several decades. Offering generous proportions throughout, with well-balanced bedrooms and reception space, the property has been well maintained while still presenting exciting scope for sympathetic updating or further development, subject to the necessary permissions. Offered with no onward chain, it represents a rare opportunity in such a prime location.

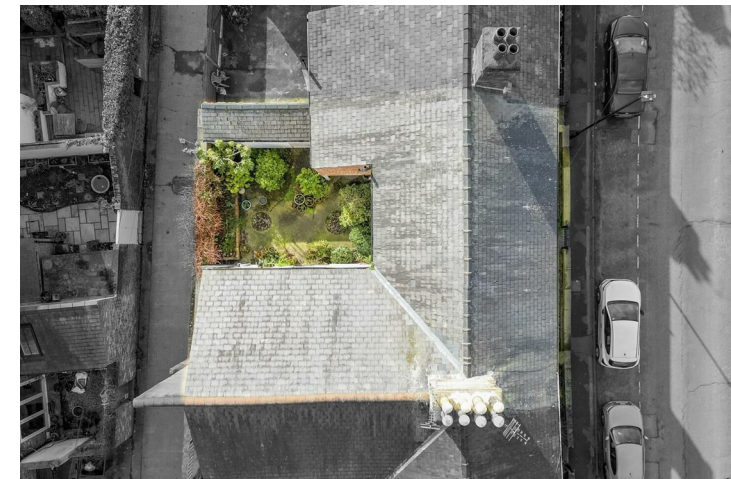
Internally, an inviting entrance hall leads through to two elegant reception rooms, both enhanced by bay windows that allow natural light to pour in. The principal living room retains a traditional fireplace, adding warmth and character. A third reception room sits to the rear, complete with built-in cupboards, and opens through to the kitchen which offers a range of wooden wall and base units, ample worktop space and excellent storage. Beyond this is a useful utility and pantry area, while a convenient ground floor WC completes the layout.

To the first floor, a spacious landing provides access to three well-proportioned double bedrooms, with the principal bedroom positioned to the front. The third bedroom connects to an additional dressing room, which could be reconfigured to create a fourth bedroom if desired. The accommodation is completed by a three-piece family bathroom.

Externally, the property enjoys an enclosed courtyard garden with a sought-after south-facing aspect. Designed for low maintenance, it features paved areas and raised flowerbeds, all enclosed by traditional brick boundaries. To the front, there is a forecourt garden and the benefit of residents' parking within the immediate vicinity.

Given its size, heritage and enviable position, this charming townhouse is expected to attract strong interest. Early viewing is highly recommended.

Council Tax Band E





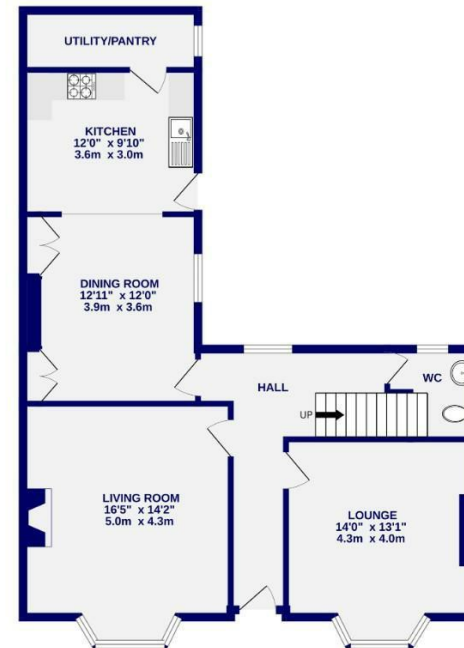
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Freehold
Council Tax Band - E

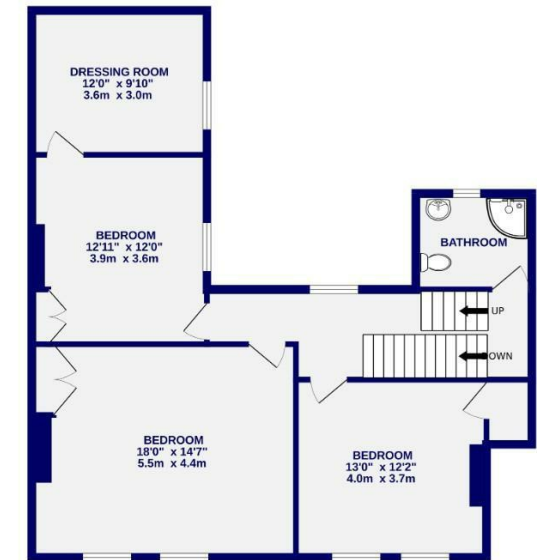
- Traditional Townhouse
- Three / Four Bedrooms
- First Floor Bathroom & W.C
- Enclosed Courtyard
- Popular Residential Area
- Three Reception Spaces
- No Onward Chain
- Close To Bootham School & St Peters School
- EPC E

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GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 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/stores 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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