

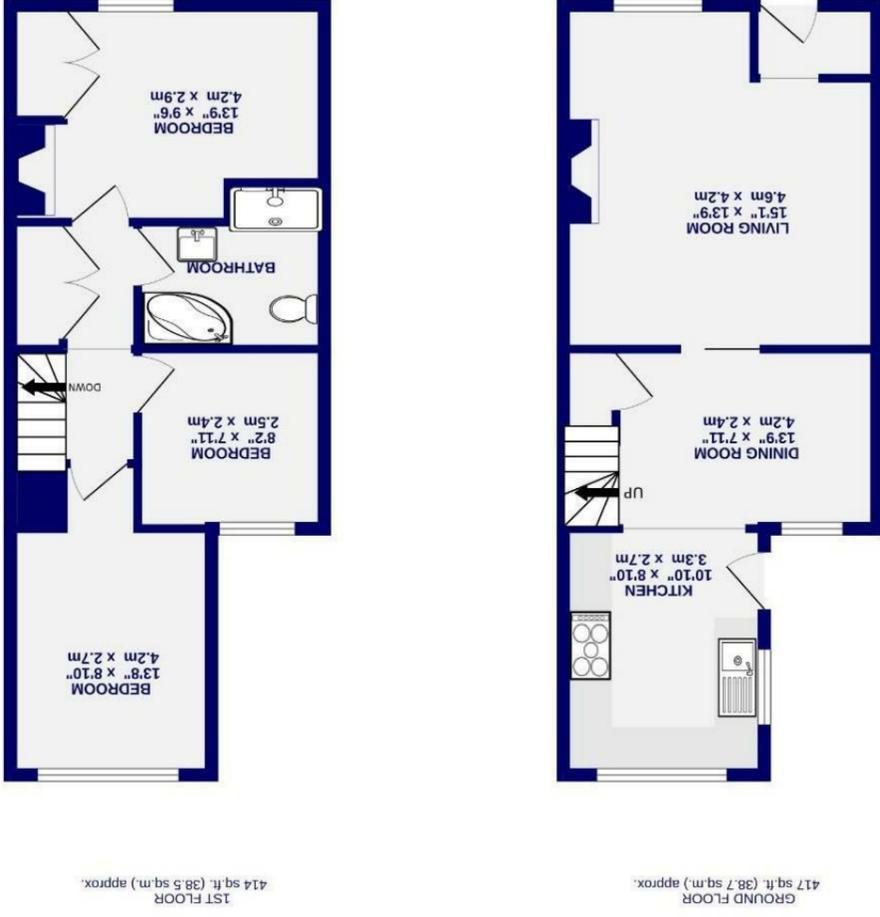
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What every agent has been made to ensure the accuracy of the floor plan, measurements of rooms and any other area not specifically referred to in the particulars. The plan is for information purposes only and should be used as a guide only. The agent's responsibility is to provide a plan that is as accurate as possible and to ensure that the plan is as accurate as possible. The plan is for information purposes only and should be used as a guide only. The agent's responsibility is to provide a plan that is as accurate as possible and to ensure that the plan is as accurate as possible.

- EPC D
- Ready To Move Into
- South-West Facing Rear Garden
- Pretty Village Setting
- Immaculately Presented Throughout
- First Floor Bathroom
- Three Bedrooms
- End Terrace House

Freehold  
Council Tax Band - D

# Church View Bolton Percy, York YO23 7AF



Church View  
Bolton Percy, York  
YO23 7AF

£335,000



A beautifully renovated period home in the sought-after village of Bolton Percy, offering character, space, and a stunning south-west facing garden.

Nestled in the picturesque and highly regarded village of Bolton Percy, just 10 miles south of York, this charming end-terrace period home has been thoughtfully renovated throughout and is ready for immediate occupancy. The property enjoys a generous plot with a beautifully landscaped, south-west facing garden.

Bolton Percy is surrounded by rolling countryside and steeped in history, dating back to the 11th century. The village is home to the impressive All Saints Church, a 15th-century landmark, and offers a friendly community atmosphere with local pubs, eateries, and convenience stores nearby.

Internally, the property offers an entrance hall leading into a spacious living room at the front of the home, featuring an exposed chimney breast and wood-burning stove. Solid wood flooring flows into the open-plan kitchen and dining area, which offers excellent storage through a range of wall and base units, ample worktop space, and a practical understairs cupboard. The kitchen is equipped with integrated appliances and a freestanding range oven, perfect for modern living.

Upstairs, there are three well-proportioned bedrooms. The master bedroom, positioned at the front, includes built-in wardrobes. A spacious landing with additional built-in storage leads to the stylish four-piece family bathroom, completing the first floor. Conveniently the property also offers a fully boarded loft, with built in shelving.

Externally, the rear garden is a true highlight. Expertly landscaped, it features raised patio areas with steps leading down to a well-maintained lawn and colourful flower beds. Enclosed by attractive brickwork and backed by mature trees, the garden offers both privacy and a serene outlook.

Expected to be popular on the open market, early viewing is highly recommended.

Council Tax Band D

