



Bootham City Central, York YO30 7DF

Freehold
Council Tax Band - G

- Period Townhouse
- Five Bedrooms
- Period Features
- Grade II Listed
- Walking Distance To York City Centre
- Cinema Room & Gym/ Office
- EPC D



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Bootham

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Guide Price £1,000,000

 5  2

A five bedroom Grade II listed Period Town house dating from the 1850s, this impressive five-bedroom townhouse has been meticulously and sympathetically upgraded over the years. The result is a fine period home that beautifully balances character features with modern living, including a stylish breakfast kitchen and contemporary bathrooms.

Arranged over five floors, the accommodation is both generous and versatile. The ground floor features a welcoming entrance hall and family kitchen, while the first floor boasts a superb drawing room with excellent proportions and period fireplace. The principal bedroom benefits from a private dressing room, with four further bedrooms and two bathrooms completing the upper levels.

The lower ground floor offers excellent additional living space, currently arranged as a cinema room and home office, with a kitchenette, cloakroom, and ample storage. With its own external access to the garden, this level offers potential for a self-contained apartment or independent living.

To the rear, the garden is surprisingly large for such a central location. Landscaped with mature borders, pleached trees, and a central lawn, it offers privacy, greenery, and a smart paved terrace ideal for outdoor dining and entertaining.

Bootham is perfectly positioned for access to York's city centre, the railway station, and highly regarded schools including St Peter's and Bootham. Picturesque walks along the riverside and through the Museum Gardens are just a short distance away, and the ring road is easily accessible for travel beyond the city.

Grade 2 Listed

Council Tax Band G

