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North Parade Bootham, York YO30 7AB

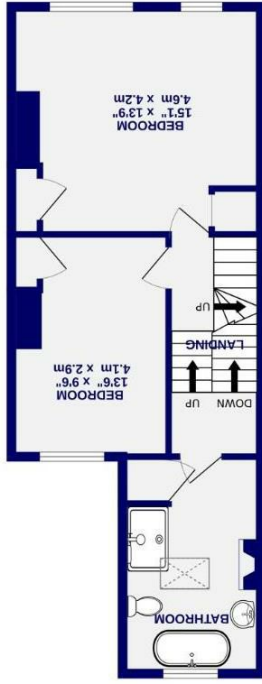
Freehold
Council Tax Band - D

- Sought After North Parade Location In The Heart Of Bootham.
- Attractive Period Home Set Over Three Floors.
- Three Double Bedrooms.
- Walking Distance To York City Centre & Railway Station.
- Private Enclosed Courtyard.
- Open Outlook Towards St Peter's School Playing Fields.
- EPC D

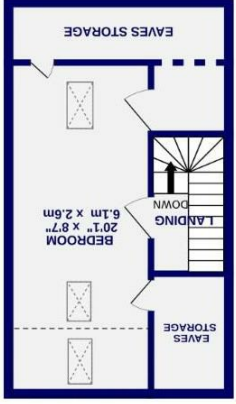
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that you should verify the measurements and floor plan of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The vendor, Ashtons and appliances shown have not been measured and no guarantee as to their operation. Measurements are given to the nearest millimetre.



GROUND FLOOR
94 sq ft. (8.7 sq m.) approx.



1ST FLOOR
506 sq ft. (47.0 sq m.) approx.



2ND FLOOR
318 sq ft. (29.4 sq m.) approx.



North Parade
Bootham, York
YO30 7AB

£500,000



A beautifully presented period townhouse set in one of Bootham's most sought after locations, enjoying elegant accommodation arranged over three floors and attractive views across the playing fields of St Peter's School.

Situated on the highly regarded North Parade, this charming home combines a wealth of period character with stylish contemporary finishes, all within easy walking distance of York city centre, the railway station and a range of well regarded schools.

Internally, the property is entered via a welcoming hallway which leads into a bright and spacious bay fronted living room featuring high ceilings, tasteful décor and a feature fireplace, creating a warm and inviting reception space. Beyond lies a versatile second reception room, currently utilised as a dining and study area, ideal for modern family living and home working.

To the rear of the property is a well appointed fitted kitchen offering ample space for dining and direct access to the enclosed courtyard garden. Designed for ease of maintenance, the courtyard is enclosed by attractive brick walls and enjoys a private and peaceful feel.

To the first floor are two generous double bedrooms and a beautifully appointed family bathroom fitted with a freestanding bath, walk-in rainfall shower and stylish contemporary fittings.

Occupying the second floor is an impressive loft bedroom, offering excellent versatility as a principal suite, guest bedroom or home office, together with extensive eaves storage. The bedroom benefits from particularly attractive open views towards St Peter's School playing fields.

North Parade is widely regarded as one of York's premier residential addresses, known for its handsome period homes, tree-lined setting and exceptional convenience for the city centre and surrounding amenities.

