Clifton
Bootham, York
YO30 6AE

Freehold

Council Tax Band - G

- Stunning Period Semi Detached Townhouse Built Circa 1825
- Driveway Parking & Garage
- No Onward Chain
- Multiple Reception Rooms
- Six Double Bedrooms
- Central Location
- Three Bathrooms
- EPC - Exempt



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£1,750,000

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Truly one of a kind, 4 Clifton is an exceptional late Georgian Regency townhouse occupying one of York's finest residential positions, just outside Bootham Bar. Combining original character with approximately 4,000 sq ft of sympathetically maintained accommodation, a substantial private garden, private driveway and three car garage, this Grade II listed house offers a remarkable opportunity to acquire a distinguished family home in the heart of York.

Believed to have been built around 1825 by Thomas Bell and William Belleby, the property retains an abundance of original features, including classic proportions, high ceilings and fine period detailing throughout. Located within walking distance of Bootham Bar, the Museum Gardens, the riverside, York city centre and York Railway Station via a pedestrian bridge, it enjoys one of the city's most sought-after addresses while remaining close to independent shops, cafés and restaurants.

This exceptional home offers highly versatile accommodation arranged over four floors. From the centre of the elegant reception hall, a stunning staircase rises through the light filled home. To the ground floor are two reception rooms overlooking the historic Grange, a study, a spacious breakfast kitchen with adjoining utility and storage rooms and a cloakroom.

The first floor features a grand drawing room with an adjoining sitting room, along with the principal bedroom with a Jack and Jill en suite bathroom. Across the two floors above are five further well-proportioned and spacious bedrooms, together with a family bathroom and an additional en suite.

Completing the home is a substantial cellar providing excellent practicality and extensive storage space.



















