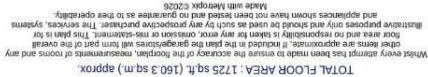


- Clifton
Near Bootham, York
YO30 6BA



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£650,000

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Located in the ever-popular residential area of Clifton, just off Bootham, this beautifully maintained and substantial period townhouse enjoys an enviable position overlooking Clifton Green. Rich in character and charm, the property retains an abundance of original features including stained glass, picture rails, ceiling roses and high skirting boards, while offering the generous proportions needed to create a superb family home. With a wide range of amenities nearby and within walking distance of York city centre, York Hospital, and York railway station, as well as its close proximity to St Peter's School, York, this property presents a rare opportunity to secure a home in one of York's most highly sought-after locations.

Internally, the property opens into an impressive entrance hall showcasing many of the home's original features, including panelled walls and a striking stained glass surround to the front door. To the right are two spacious reception rooms, both centred around attractive fireplaces and offering excellent flexibility for a variety of living arrangements.

To the rear of the property lies the principal kitchen, a wide and practical space that offers significant potential for enhancement while already providing ample storage and worktop space. Beyond the kitchen is a useful pantry, along with a utility area and ground floor W.C.

Stairs lead to the first floor where the property's flexible layout continues. A second kitchen has been created to the rear, accompanied by a shower room, separate W.C and double bedroom. To the front, overlooking the green, is a stunning principal bedroom currently utilised as an additional sitting room, with a large bay window framing views of Clifton Green and the mature trees beyond.

The second floor offers two further generous double bedrooms, both featuring original fireplaces and separated by a spacious landing.

