

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Traditional Townhouse
 - Three / Four Bedrooms
 - First Floor Bathroom & W.C
 - Enclosed Courtyard
 - Popular Residential Area
 - Three Reception Spaces
 - No Onward Chain
 - Close To Bootham School & St Peters School
 - EPC E
- Freehold
Council Tax Band - E
- # Bootham Crescent Bootham, York YO30 7AH



Bootham Crescent

Bootham, York

YO30 7AH

Offers Over £550,000



Located in the ever-popular Bootham area, just a short stroll from York's historic city walls, the railway station and York Hospital, this handsome period townhouse has remained in the same family for several decades. Offering generous proportions throughout, with well-balanced bedrooms and reception space, the property has been well maintained while still presenting exciting scope for sympathetic updating or further development, subject to the necessary permissions. Offered with no onward chain, it represents a rare opportunity in such a prime location.

Internally, an inviting entrance hall leads through to two elegant reception rooms, both enhanced by bay windows that allow natural light to pour in. The principal living room retains a traditional fireplace, adding warmth and character. A third reception room sits to the rear, complete with built-in cupboards, and opens through to the kitchen which offers a range of wooden wall and base units, ample worktop space and excellent storage. Beyond this is a useful utility and pantry area, while a convenient ground floor WC completes the layout.

To the first floor, a spacious landing provides access to three well-proportioned double bedrooms, with the principal bedroom positioned to the front. The third bedroom connects to an additional dressing room, which could be reconfigured to create a fourth bedroom if desired. The accommodation is completed by a three-piece family bathroom.

Externally, the property enjoys an enclosed courtyard garden with a sought-after south-facing aspect. Designed for low maintenance, it features paved areas and raised flowerbeds, all enclosed by traditional brick boundaries. To the front, there is a forecourt garden and the benefit of residents' parking within the immediate vicinity.

Given its size, heritage and enviable position, this charming townhouse is expected to attract strong interest. Early viewing is highly recommended.

Council Tax Band E

