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66 Bootham Crescent , York, YO30 7AH

A charming mid-terrace house located in the sought-after area of Bootham Crescent, York. This delightful property boasts original features throughout, adding character and warmth to the home. With four bedrooms and two bathrooms spread across 1,566 sq ft, there is ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by the period charm that flows seamlessly throughout the house. The generous courtyard offers a lovely outdoor space, perfect for enjoying a morning coffee or hosting summer gatherings with friends and family.

Situated just off Bootham, this property benefits from being in a popular location with easy access to local amenities, schools, and transport links. Whether you're looking for a peaceful retreat or a vibrant city lifestyle, this house offers the best of both worlds.

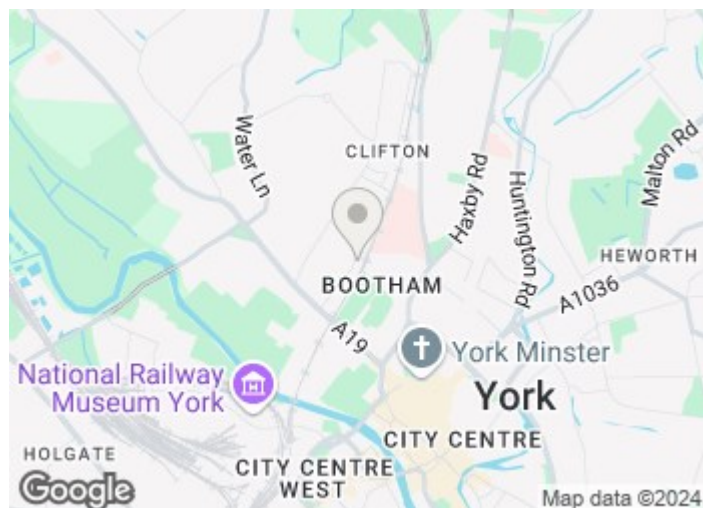
Offers Invited £440,000

66 Bootham Crescent

, York, YO30 7AH



- Terraced Period Property
- Kitchen/Diner
- Three/Four Bedrooms
- Stunning Courtyard
- Two Bathrooms
- Desirable Location

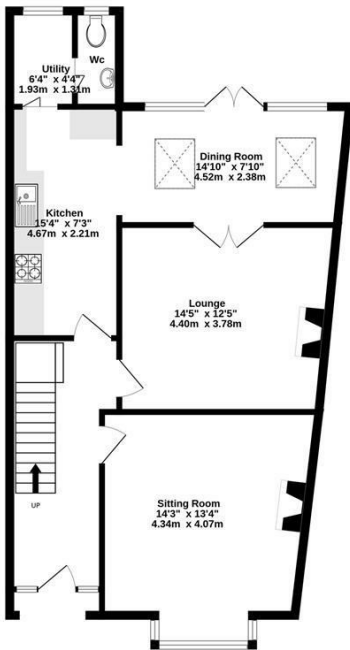


Directions

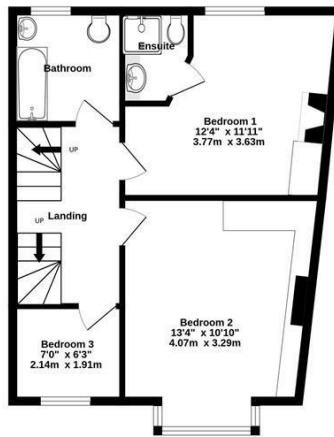


Floor Plan

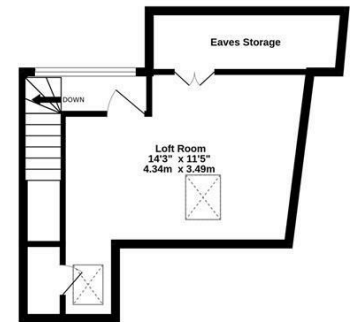
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1566 sq.ft. (145.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	