



22, Bootham Terrace, York, YO30 7DH

Guide price £670,000





22 Bootham Terrace

SPLENDID GRADE II LISTED TOWNHOUSE ON ONE OF YORK'S MOST SOUGHT AFTER STREETS JUST OUTSIDE THE CITY WALLS.

An elegant 3 /4 bedroom townhouse in one of York's most sought after tree-lined streets close to the city centre and railway station and offering easy access to St Peter's and Bootham schools.

This impressive period house enjoys beautifully proportioned accommodation over 4 floors with dramatic bay windows and a delightful garden.

Entrance Hall, Dining Room, Breakfast Kitchen, First Floor Sitting Room, 3 Bedrooms, Family Bathroom, WC, Study, Landscaped garden to front and courtyard garden to rear.

DESCRIPTION

Bootham Terrace is one of York's prime residential areas. This beautiful tree-lined street of impressive townhouses offers easy access to the city centre and the railway station, offering accessibility and a feeling of peaceful community in equal measure.

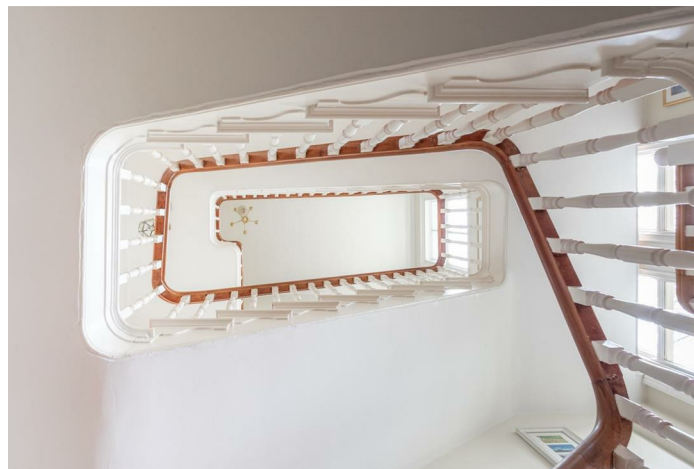
The house commands attention, standing at the end of this leafy road amidst equally handsome properties and enjoys great privacy to the front with a delightful landscaped garden. There is an equally private courtyard garden to the rear.

The versatile and beautifully presented living accommodation is arranged largely over 3 floors with an additional lower ground floor study. Near perfect proportions provide elegant rooms blessed with an abundance of light. The property offers the best of old and new with a variety of period features including fireplaces and ornate plasterwork, alongside a contemporary kitchen and stylish bathroom.

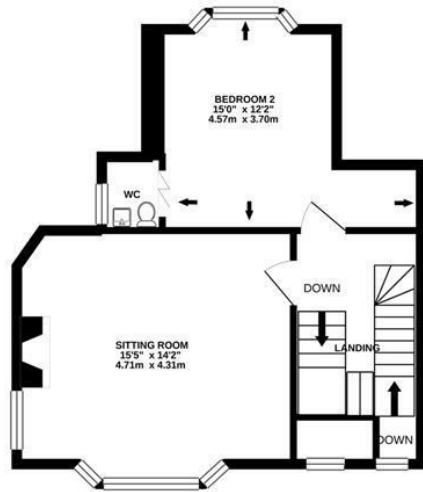
This stunning period property will appeal to those looking for a full-time home in the city and works equally well as a second home or lock up and leave.

- **Impressive Grade II Listed Townhouse**
- **Immaculate and versatile accommodation over 4 floors**
- **Splendid principal rooms with large bay windows**
- **Stylish kitchen with integrated appliances**
- **Contemporary bathroom and separate cloakroom**
- **Delightful garden and private courtyard**
- **Ideal position in one of York's most sought after streets**
- **Walking distance to city centre and railway station**
- **St Peter's and Bootham Schools within easy walk**
- **Easy access to the wider road network**

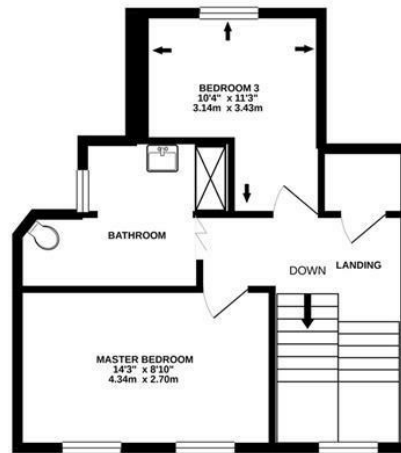
Freehold



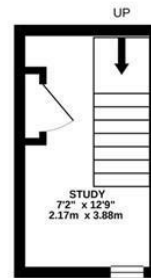
1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



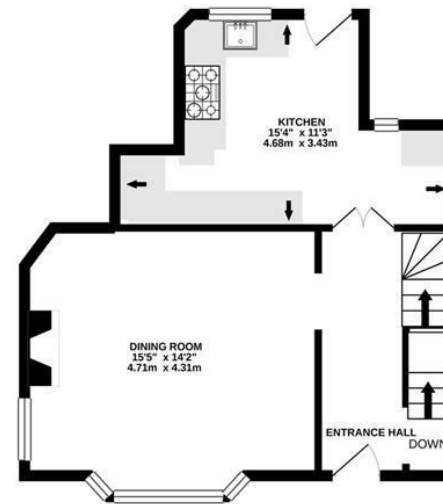
2ND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



BASEMENT
91 sq.ft. (8.4 sq.m.) approx.



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



22 BOOTHAM TERRACE

TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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