



22, Bootham Terrace, York, YO30 7DH

Guide price £700,000





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 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 - master with en suite shower room, 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.

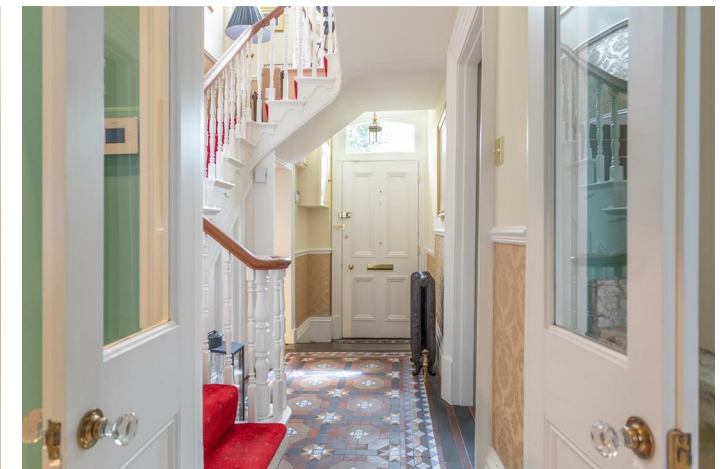
The house commands attention, standing at the end of this leafy road amidst equally handsome properties and enjoys great privacy to the front with a delightful landscaped garden. There is an equally private courtyard garden to the rear.

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 bathrooms.

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 bathrooms, master with en suite**
- **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



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Lower Ground Floor Area = 7.4 sq m / 80 sq ft

Ground Floor Area = 37.1 sq m / 400 sq ft

First Floor Area = 41.0 sq m / 442 sq ft

Second Floor Area = 35.0 sq m / 377 sq ft

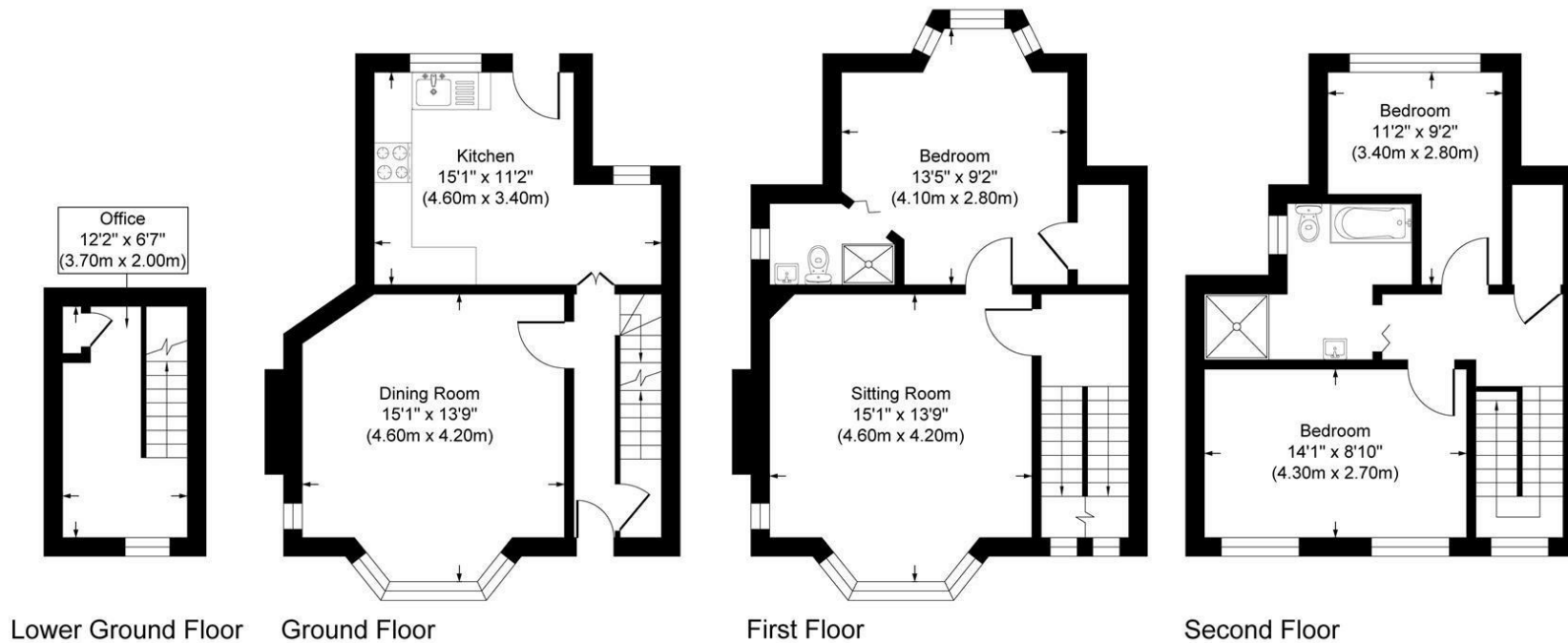


Illustration for identification purposes only, measurements are approximate, not to scale.

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