



ROB LETTS

EXPERIENCE
exp UK

Bootham Crescent, York

Guide Price £700,000

4 3 3



RL0918 - Welcome to 27 Bootham Crescent — a rare opportunity on one of York's most desirable streets.

This extended 4-bedroom 1920s semi offers a combination you almost never find here: a private garden and off-street parking. Add the character, the flexibility and the potential to further enhance the footprint, and it becomes clear why homes on this road achieve some truly impressive prices.

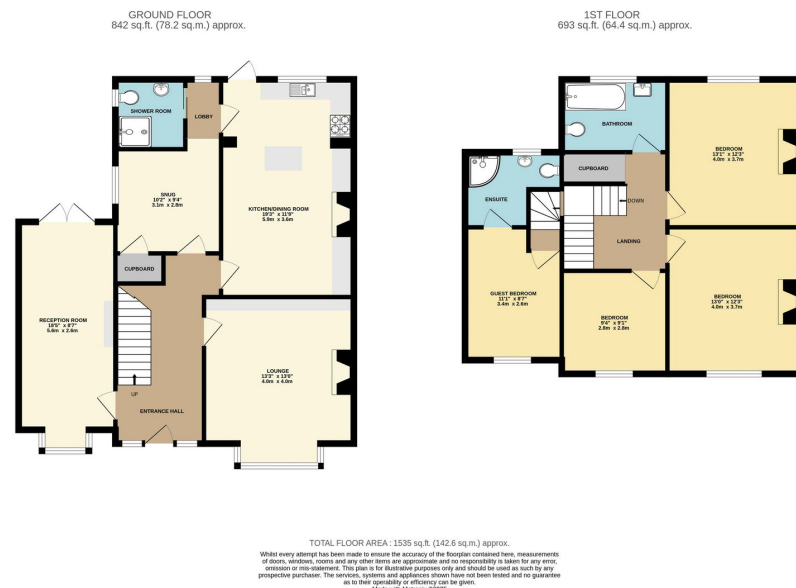
Inside, the property has been extended twice, creating a superb open-plan kitchen-diner with Velux windows, an additional reception room, a utility and a ground-floor shower room. The main lounge retains its period charm while offering generous family space.

Upstairs, there are four well-proportioned bedrooms, including a modern en-suite, plus an upgraded loft with strengthened joists and Velux windows — ideal for future expansion.

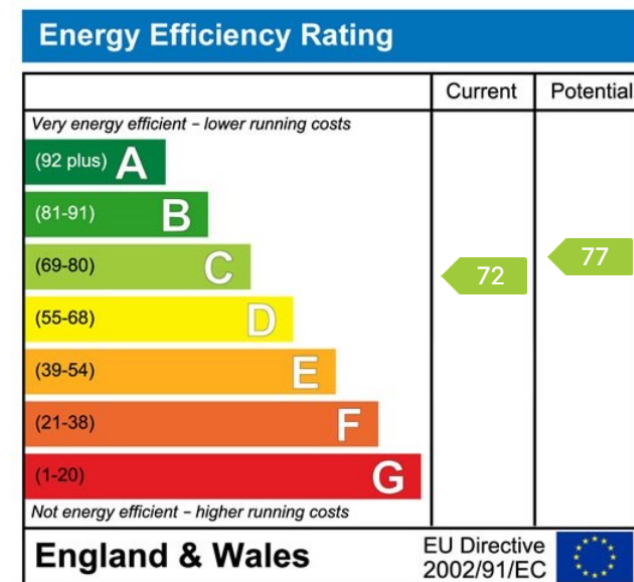
Outside, the private rear garden and rare off-street parking elevate the property even further, especially in a location where outdoor space is so hard to come by.

Just a short walk from the centre of York, the station, schools, cafés and green spaces, this home delivers the lifestyle, convenience and long-term potential that make Bootham Crescent such a sought-after address.





- Extended 1920s semi detached
- Four bedrooms including a modern en-suite
- Rare private garden and off-street parking
- Two extensions providing superb ground-floor space
- Open-plan kitchen–diner with Velux windows
- Additional reception room/ snug/home office
- Upgraded loft with strengthened joists + Velux
- Huge potential to add value
- Short walk to York city centre, station and amenities
- Quote RL0918 when calling to book viewings



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07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com