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QUADRANT HOUSE • BOOTHAM ROW • YORK





QUADRANT HOUSE

Bootham Row, York YO30 7BP

York City Centre 0.3 miles • York Railway Station 0.6 miles • York Ring Road 4 miles

Modern luxurious 4 bedroom townhouse with two parking spaces within strolling distance of the city centre

Entrance hall • kitchen/dining/living room • utility • downstairs cloakroom • understairs storage

Bedroom 1 with en suite shower room • bedroom 4/snug • roof terrace

Bedroom 2 with Juliet balcony • bedroom 3 • house bathroom

Walled rear garden • 2 driveway parking spaces

For Sale Freehold

Built in 2021, Quadrant House is a magnificent modern and deceptively spacious home in York city centre. It offers a contemporary 26 ft open plan living/dining/kitchen space with French doors opening out onto the private walled garden, combining inside and out seamlessly, and with the benefit of private parking. It would make an ideal lock up and leave property.

- Modern luxury city centre townhouse
- Stylish and flexible accommodation totalling 1382 sq. ft arranged over three floors
- Four good sized double bedrooms
- South-east facing rear garden and roof terrace
- Rooftop views across to the spires of York Minster
- Two driveway parking spaces
- Convenient city centre location, close to amenities
- EPC rating of B

The kitchen/dining/living room, the heart of this luxurious home, has been beautifully designed with atmospheric lighting, a sumptuous colour scheme with brass fittings, plenty of storage, and opens naturally out into the attractive and low maintenance rear garden, providing a sheltered and private space to enjoy al fresco dining. The lavish kitchen is enhanced by marble worktops and is well equipped with an induction hob fitted into the central island, electric oven and microwave oven, plate warmers, coffee machine, instant boiling water tap, waste disposal unit, fridge, freezer, dishwasher and a wine cooler. There is also ample room for a sofa and dining table in this generous, open plan room.

The ground floor accommodation is completed with a separate utility room and a cloakroom, off the entrance hall. Stairs rise from the entrance hall to the first floor, where bedroom one benefits from fitted wardrobes and a tasteful en suite shower room with floor to ceiling tiles and double shower. Bedroom four is currently used as a reception room – a very comfortable snug with sliding doors onto the south-east facing roof terrace, an ideal spot to enjoy morning coffee or evening drinks and take in the superb city roof top views.

On the second floor, bedroom two boasts a Juliet balcony with further fabulous roof top views towards York Minster. Bedroom three benefits from fitted wardrobes and storage, along with a fold out dressing table, and the very smart house bathroom with both bath and shower, is fully tiled.

The whole property benefits from underfloor gas central heating throughout.

Outside

Quadrant House has a charming, low maintenance rear garden which is fully enclosed by an attractive red brick wall, offering plenty of privacy for sitting out and soaking up the morning/afternoon sun. The raised deck is bordered by a low lying wall planted with hedging and bamboo growing at the rear. To the front, a paved driveway provides private parking for two vehicles. There are electrical sockets and external lighting both at the front and rear.

Environs

Bootham Row is conveniently situated less than 100 meters from the medieval walls that

enclose York city centre. The property is close to a Sainsbury's Local, delicatessen and a bakery. The railway station is only a short stroll across the pedestrian bridge and the mainline service includes some connections to London Kings Cross in under two hours. For dog

owners and keen cyclists, there are miles of riverside walks and cycle paths to Clifton Ings, Rawcliffe Country Park and far beyond. Superb state and independent schooling options lie within easy reach on foot.



Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Services & Systems: Mains water, electricity, drainage, and underfloor gas central heating

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

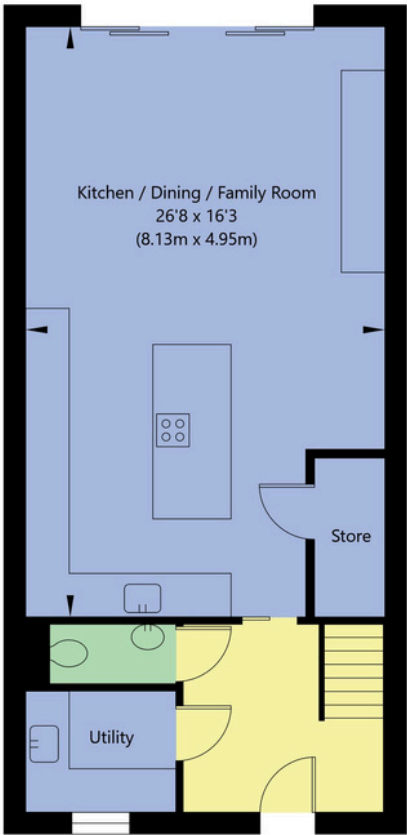
Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: City of York Council
www.york.gov.uk

Directions: Heading down Bootham Row, Quadrant House is the first residential property on the right-hand side.

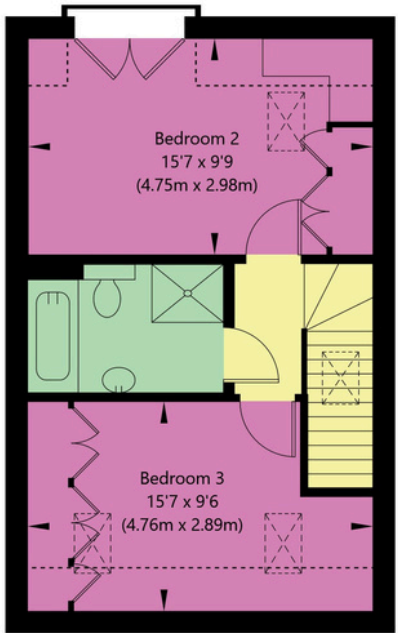
Quadrant House, Bootham Row, York, YO30 7BP



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 576 SQ FT / 53.51 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 402 SQ FT / 37.32 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 404 SQ FT / 37.53 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1382 SQ FT / 128.36 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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City	Country	Coast
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