



35 Sycamore Terrace  
York, YO30 7DN  
Guide Price £700,000

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AN ELEGANT AND FIRST RATE FOUR BEDROOM TOWNHOUSE WITH BEAUTIFUL REAR COURTYARD GARDEN. Located on this quiet central street off Bootham and moments away from York's historic walls as well as Scarborough bridge, we are delighted to offer this superb home for sale. Upgraded and extended, the property offers bright and versatile living accommodation with extra care and attention made to every room. Benefitting from double glazing, gas central heating throughout, the property comprises; entrance vestibule with 'Encaustic' tiling, entrance hall, large open plan lounge and sitting room, 'L' shaped dining/kitchen with bespoke fittings, WC/utility room, first floor galleried landing, master bedroom with three piece en-suite shower room and walk-in dressing room, second double bedroom, three piece house bathroom suite, open plan study area (formerly bedroom 4), second floor landing and second floor 16ft double bedroom. To the outside is a traditional front forecourt, to the rear is a landscaped courtyard garden and store, one of the finest city centre townhouse gardens to the market in many years. The property also benefits from a standing lift from the ground floor to the first floor. An accompanied viewing of this highly impressive property is highly recommended.

**Entrance Vestibule**

Entrance door, tiled flooring, glazed panelled door to;

**Entrance Hallway**

Tiled flooring, dado rail, corbels, carpeted stairs to first floor, power points, fitted storage, lift to first floor

**Lounge**

Traditional style gas fire with surround, uPVC slide sash windows to front, coving, exposed timber floorboards, single panelled radiator, TV and power points

**Sitting Room**

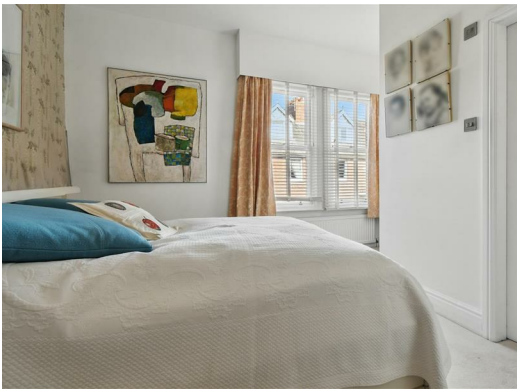
Slide sash window to rear, exposed timber floorboards, coving, double panelled radiator, power points

**Kitchen Area**

uPVC window to rear, door to garden, modern shaker style kitchen, Oak worktop with Belfast sink and mixer tap, free standing 'dual' fuel range cooker, integrated fridge and freezer, dishwasher, modern electric fire, recessed spotlights

**Dining Area**

Two Velux windows, tiled flooring, double radiator, spotlights, power points







### Utility Room/WC

Fitted units and space for plumbing for washing machine, low level WC, wash hand basin, two Velux windows, recessed spotlights, power points, vinyl flooring, towel radiator

### First Floor Landing

Carpeted flooring, dado rail, power points, stairs to second floor

### Master Bedroom

Slide sash windows to front, carpeted flooring, single panelled radiator, power points

### En-Suite

Walk-in mains shower cubicle, low level WC, wash hand basin, towel radiator, extractor fan, tiled flooring

### Dressing Room

Fitted units, carpeted flooring, power points, spotlights,

### Bedroom 2

Two uPVC windows to rear, carpeted flooring, single panelled radiator, storage cupboard, power points

### Study Area/Bedroom 4

Slide sash window to rear, fitted book shelving, spotlights, power points, carpeted flooring, lift

### Bathroom

Two opaque windows to side, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, towel radiator, recessed spotlights

### Second Floor Landing

Carpeted flooring, eaves storage, door to;

### Bedroom 3

Two windows to rear, Velux window to front, built-in storage cupboard, eaves storage, double panelled radiator, recessed spotlights

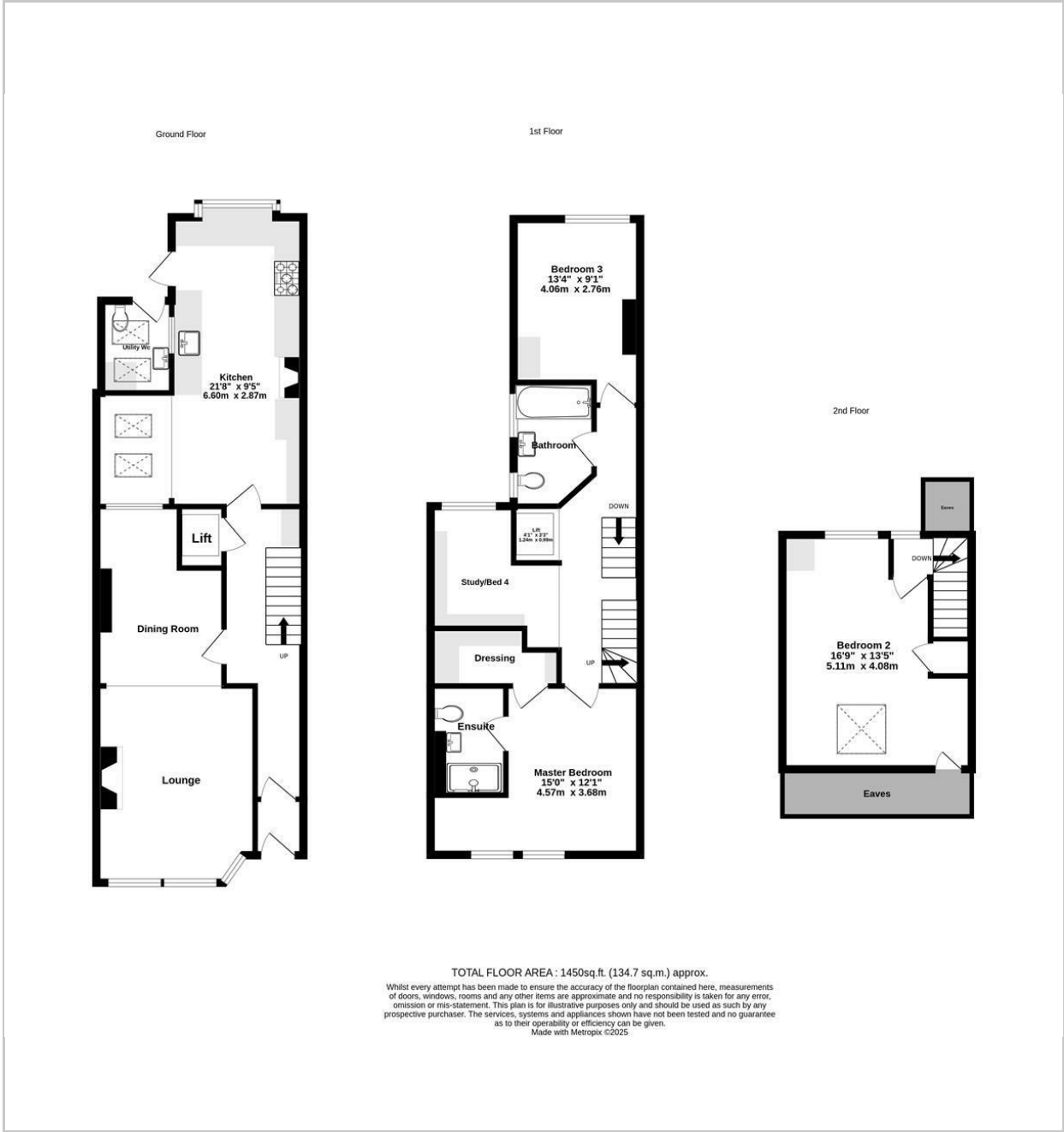
### Outside

Front forecourt with brick boundary wall, raised borders, landscaped rear courtyard garden with brick boundary wall. outside tap, power, storage shed, gate to service alley way, mature plants and shrubbery

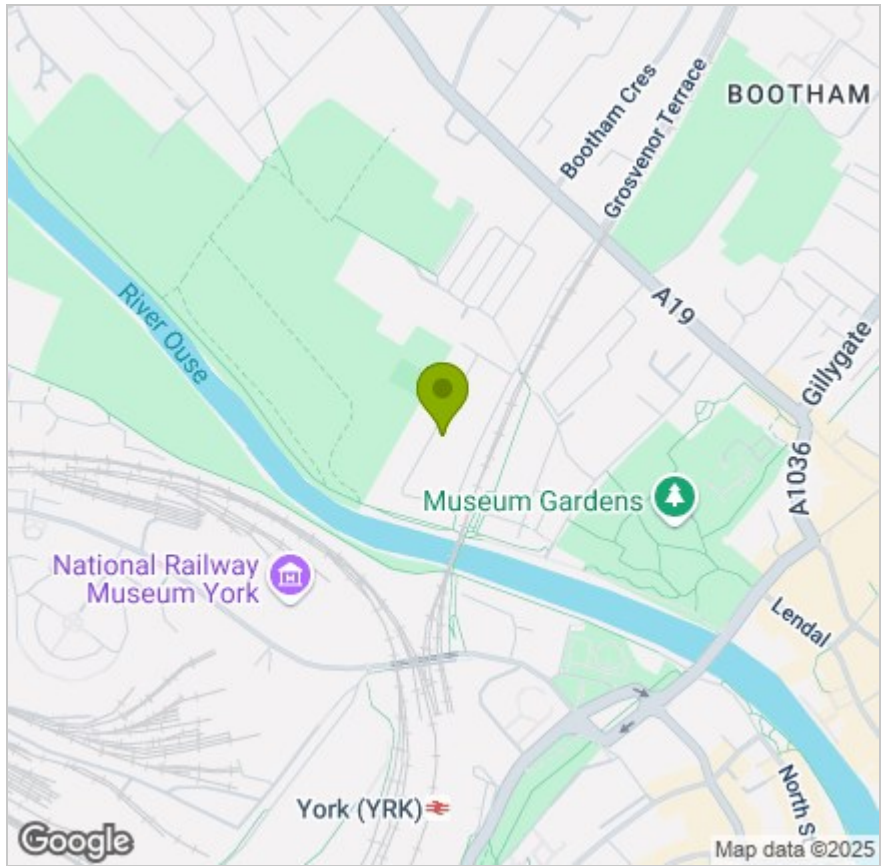




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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