

# 64 BOOTHAM



YORK | YO30 7BZ



# 64 BOOTHAM

YORK | YO30 7BZ

York Railway Station and York City Centre approximately less than 0.5 mile.

*An Exceptional Family Home With Versatile Accommodation Located In A Prime Location In York!*

CROFT

RESIDENTIAL

TOBY@CROFTRESIDENTIAL.CO.UK

01904 238222





## ACCOMMODATION AND AMENITIES

### Ground Floor

Entrance hallway, reception hall, sitting room and open plan kitchen dining area

### Lower Ground Floor

Sitting room with bespoke bar and large dining room

### First Floor

Master floor with bedroom to one side and large dressing room / dressing area and ensuite bathroom.

### Second Floor

Guest bedroom with ensuite bathroom, Bedroom 3 with ensuite shower room and dressing room.

### Third Floor

Two further double bedrooms and a separate shower room.

### Outside:

Detached annexe with open plan kitchen dining living area and two bedrooms (one ensuite) and a separate bathroom. Landscaped, terraced garden with plenty of entertaining space.









## INTRODUCTION

In this highly sought after and historic part of York, 64 Bootham has to be one of the most handsome Victorian properties within a short walking distance to the heart of York. The current owners have remodelled and revamped the space to create a fantastic 'party pad' – perfect for entertaining but flexible enough that it could work in so many ways.

The house is spacious and light with plenty of period features – the main showstopper of these being the cantilevered staircase that runs through the middle of the property. All of the rooms are elegantly decorated and well proportioned throughout and have all the period charm you would expect. The kitchen dining area, designed and fitted by Peter Thompson of York, and the elegant sitting room are central to the home but down to lower ground is where this house offers another 'string to its bow' ..... that the current owners have found invaluable, particularly when entertaining. With access from the street if required, this part of the house has a beautiful dining room (with doors leading out to the private rear terrace) as well as a bespoke wine cellar and second sitting room complete with its own bar ! There is the feel of a boutique hotel to this area!

Upstairs to the first floor is a dedicated 'master floor' – complete with a large, light filled master bedroom, dressing room (his and hers) and ensuite bathroom. The second floor has a large guest bedroom with ensuite and dressing room overlooking the rear of the property and a further ensuite bedroom to the front. The vendors have created a utility on this floor – excellently located and designed for this large property.

To the third floor are additional bedrooms and a separate shower room. Perfect for more guests or teenagers!

Outside there is a landscaped, terraced garden – which makes the most of its south west facing position. To the other side of this is a detached cottage with an open plan living dining kitchen area, two bedrooms (one ensuite) and separate shower room. This is ideal as additional accommodation, for a relative or perhaps to generate an income or even turn into a home office and gym! To the rear of this cottage is a single garage with electric door.

Although the lay out suits the current owners' lifestyle, this could be easily adapted to suit all different requirements.















## ENVIRONS

Bootham is a highly desirable residential area of York and provides excellent and very easy access into York centre as well as out to the ring road giving rapid access to Leeds and the A1M. Alongside Bootham are riverside walks direct into the city centre along the Museum Gardens. Within a short stroll of No 64 are the fantastic shops, bars, restaurants, and historic sites that York has in abundance. The train station is a short walk away mainline trains travel north and south on a regular basis. York to London Kings Cross in under 2 hours.

Clifton Moor retail Park, Monks Cross and Vangarde Shopping Park are a short drive away.

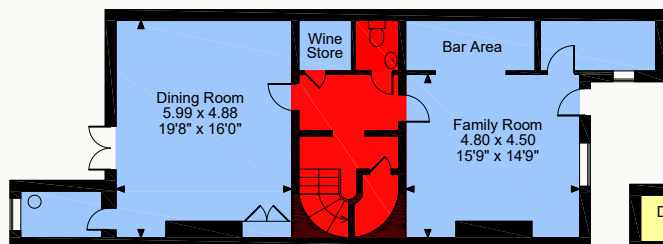
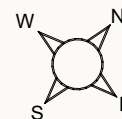
# BOOTHAM, YORK

Approximate Gross Internal Area

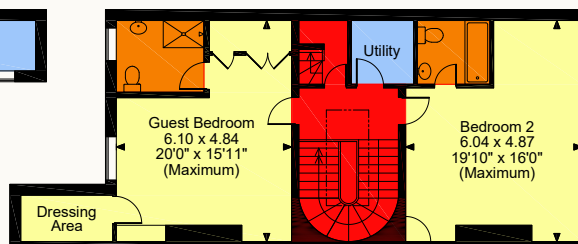
Main House = 4028 Sq Ft/374 Sq M

Garage = 244 Sq Ft/23 Sq M

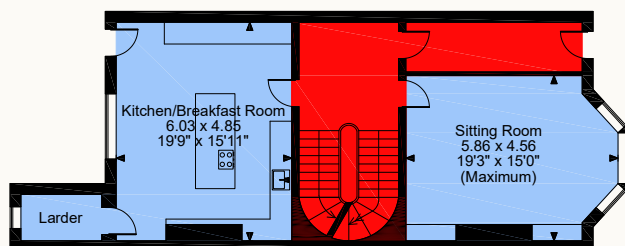
Annexe = 771 Sq Ft/72 Sq M



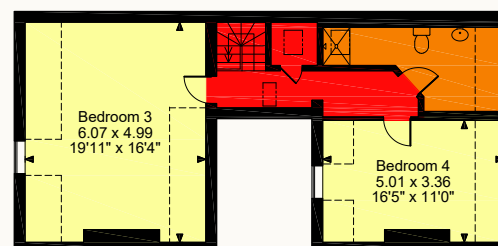
Lower Ground Floor



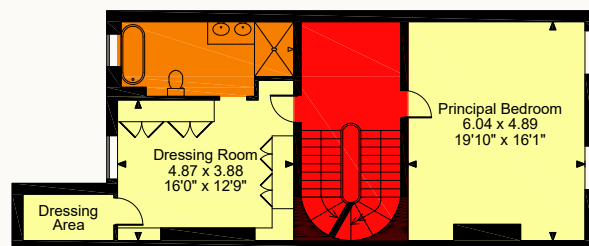
Second Floor



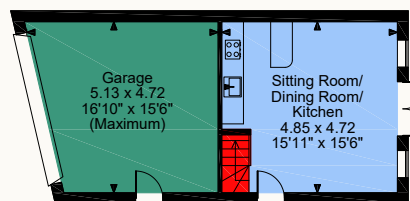
Ground Floor



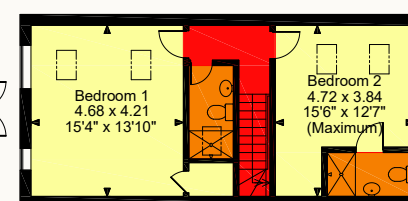
Third Floor



First Floor



Annexe Ground Floor



Annexe First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8464280/SS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



## ADDITIONAL INFORMATION

### Services

We are advised that the property has mains electric, gas, water and drainage. The central heating is via a gas fired boiler.

### Local Authority

City of York, 01904 551550, [www.york.gov.uk](http://www.york.gov.uk)

### Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### Directions

Travelling on Bootham see the Croft For Sale board on the right hand side.

### Viewing

Strictly through the selling agents

### Croft Residential

Pavilion 2000 10/11, Amy Johnson Way YO30 4X

T: 01904 238222

[toby@croftresidential.co.uk](mailto:toby@croftresidential.co.uk)

[www.croftresidential.co.uk](http://www.croftresidential.co.uk)



