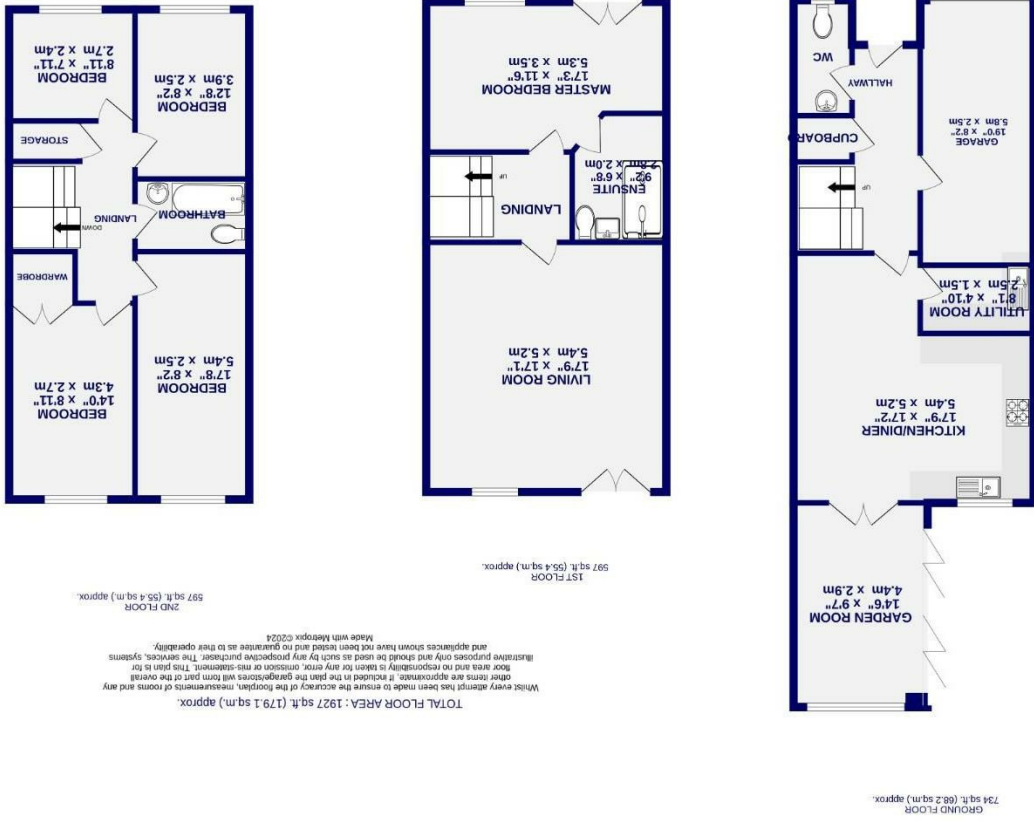


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- Modern Townhouse
- Spacious Accommodation
- Throughout
- Five Bedrooms
- Bathroom, Ensuite & W.C
- Driveway & Garage
- Popular Location
- South Facing Garden
- EPC - C

Freehold
Council Tax Band - F

North Grange Court Bootham, York YO30 6AT



North Grange Court
Bootham, York
YO30 6AT

£750,000

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Enjoying a sought after position just off Bootham and within walking distance of the city centre and train station, is this immaculately kept modern town house with a garden room. Spanning over three floors, this property offers an abundance of internal accommodation with the added benefit of an integral garage and driveway, which is rare to find so close to the city. North Grange Court is a private development that is within a short distance from the convenience stores on Bootham, regular bus connections to various areas around York and is within easy reach of the picturesque walks along the River Ouse and Clifton Ings.

Internally the property offers an entrance hall with a w.c, cloak cupboard, understairs storage space and access into the integral garage. Set to the end of the hall is the generous kitchen diner which offers an array of wall and base units allowing for plenty of storage, as well as a central island for further preparation space or casual dining. Boasting a range of integrated appliances, all of the units are complimented that by high quality granite worktops. Conveniently, separate to the kitchen is a utility room for further storage and additional white goods. Set to the very rear of the property is the wonderful garden room which looks out to the landscaped courtyard style garden. With expansive floor to ceiling windows, and impressive bi folding doors, this room enjoys a south facing aspect and is bathed in natural light throughout the day.

On the first floor is the generous living room which offers plenty of room for variety of furniture. Like the garden room, this room enjoys a south facing aspect and a Juliet balcony overlooking the garden. Across the landing is the master bedroom with views out to the treelined front aspect, and immaculate shower ensuite.

