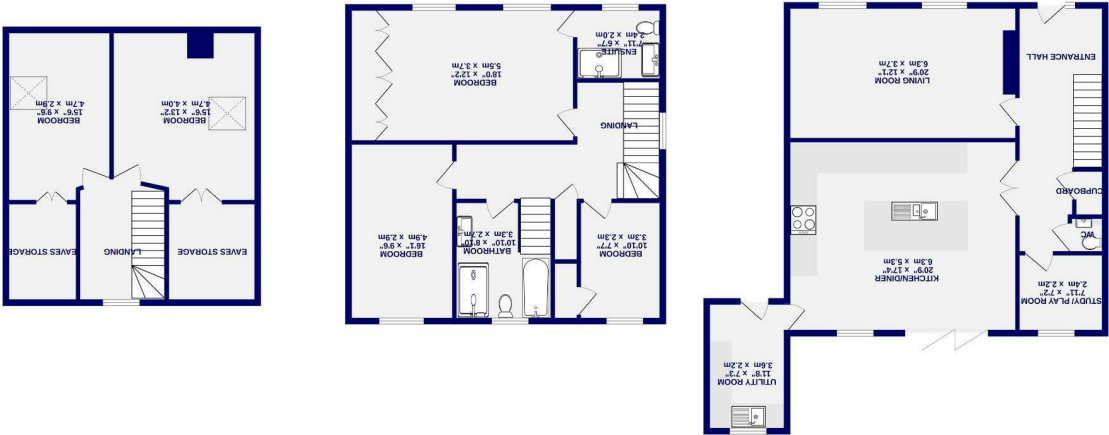


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC- TBA
- Gated Driveway
- Schools
- Close Proximity To CC, Train Station &
- Private South Facing Garden
- Open Plan Kitchen Diner
- Family Bathroom, Ensuite & W.C
- Five Double Bedrooms
- Substantial Family Home
- Freehold
- Council Tax Band - D

Petersway Bootham, York YO30 6AR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of the rooms and any other areas are approximate. It is included in the plan the proportions will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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Petersway
Bootham, York
YO30 6AR

Offers Over £1,000,000

 5  2

Located off Bootham, and down this sought after cul de sac, is this exquisite five bedroom detached home. Offering easy access via foot, bike or public transport to York city centre, train station as well as Bootham School and St Peters School, this property is the perfect family home as it spans over three floors and offers over 2,200sqft of living accommodation. Renovated over past years, and improved by the current owners, this immaculate home is ready to move into and has been impeccably maintained.

Internally the property offers a spacious entrance hall with a deep storage cupboard and newly installed W.C. Wooden doors lead into the spacious living room set to the front of the property with LED spot lights and two expansive anthracite windows overlooking the front of the property. As found throughout the ground floor, underneath the wooden flooring is underfloor heating which can be zoned in different rooms.

Set to the rear of the property is the bright and airy kitchen diner which offers bifolding floors that lead out to the private rear garden. The kitchen itself comprises of an array of contemporary shaker style wall and base units, allowing for plenty of storage, all of which are complimented by Quartz worktops. There are a range of appliances integrated into the kitchen, and a convenient kitchen island, with power, for further preparation space and casual dining. Conveniently, off the kitchen is the generous utility room with an external door leading out to the enclosed courtyard. The ground floor accommodation is completed by the second reception room that is currently being utilised as a study.

