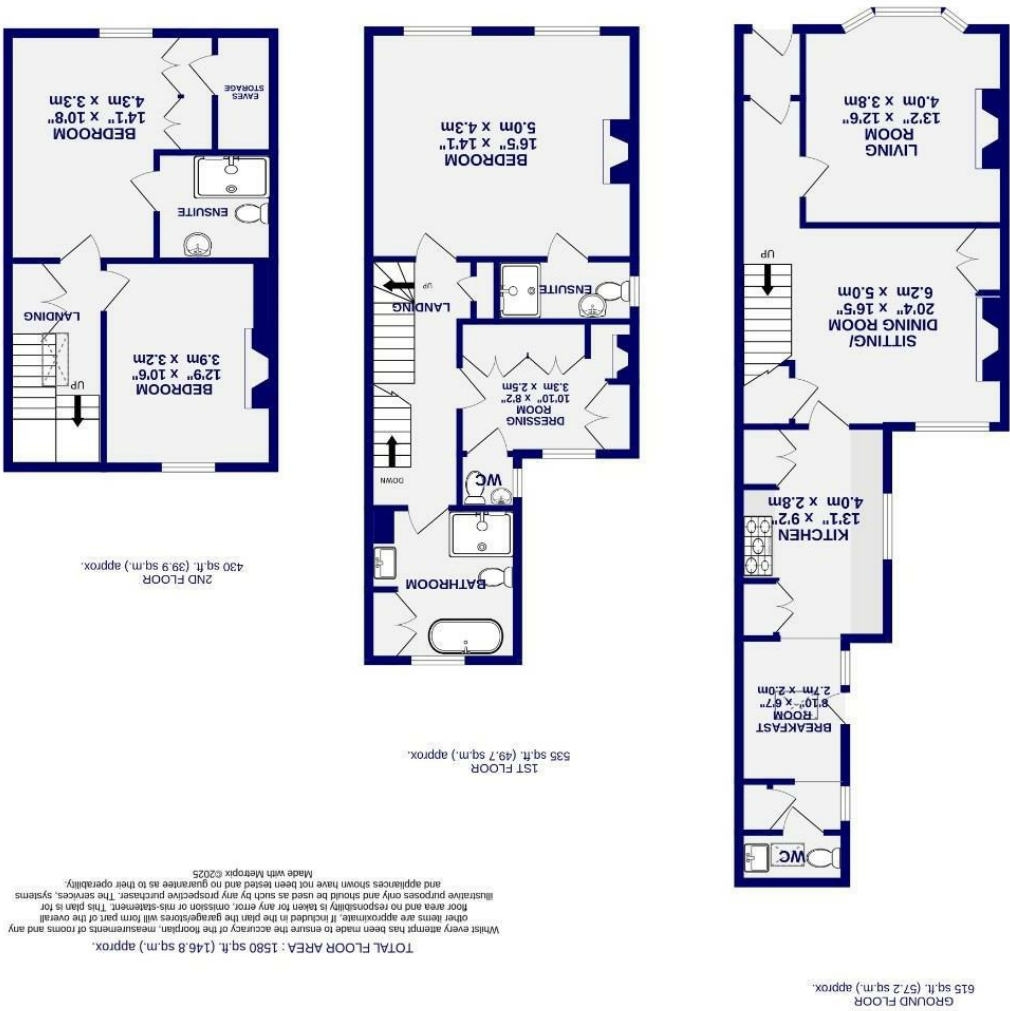


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- EPC TBA
- Central Location
- Pretty Enclosed Courtyard
- Neptune Kitchen
- Family Bathroom, Two Ensuites & W.C
- Four Bedrooms
- Immaculately Presented Throughout
- End Townhouse

Freehold
Council Tax Band - D

Queen Annes Road Bootham, York YO30 7AA



Queen Annes Road
Bootham, York
YO30 7AA

£695,000

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An exceptional example of a period home, sympathetically updated to retain a wealth of original features while incorporating modern conveniences. Queen Anne's Road is a popular residential street, tucked away off Bootham and just a short stroll from York's historic city walls. It offers a quick commute to York train station via Scarborough Bridge and is conveniently placed for a range of local amenities and schools. Immaculately presented throughout, this property is truly one of a kind.

Internally, the property features an inviting entrance hall with an inner vestibule showcasing original woodwork and etched glass. To the left, the first reception room boasts a gas stove set within exposed original brick. The chimney breast is framed by bespoke shelving and cabinetry, while the large bay window overlooking Queen Anne's Road allows natural light to flood the space, enhanced by contemporary shutters for added privacy.

Beyond the living room, the second reception area benefits from tall ceilings, an original fireplace, and a fitted shelving unit. Opened up in previous years, this space also showcases the stunning staircase with its original spindles.

Set at the rear, the impressive kitchen diner features a bespoke Neptune kitchen. Contemporary units are complemented by high quality Quartz worktops, which seamlessly integrate with a deep Belfast sink. The original chimney breast has been adapted to house a freestanding Rangemaster, with original cupboards to the left. Beyond this, a breakfast area bathed in natural light from a skylight leads to a utility space and a WC.

The first floor hosts two well proportioned bedrooms. The master bedroom sits proudly at the front of the property, boasting two expansive windows that flood the space with natural light. As seen throughout the home, this room features original details, including a cast iron fireplace, elegant ceiling cornices, and original doors. A contemporary shower ensuite completes this space.

