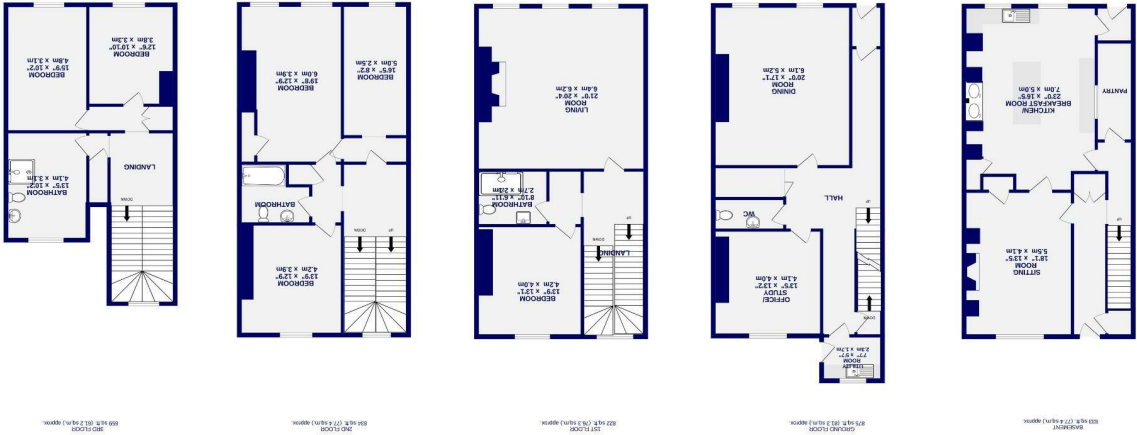


Clifton Bootham, York YO30 6AE

Freehold
Council Tax Band - G

- Grade II Listed Townhouse
- Period Features Found Throughout
- Six Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Stunning Rear Garden
- Central & Sought After Location
- EPC F



TOTAL FLOOR AREA: 4022 sq. ft. (373.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are approximate. It is advised that prospective buyers should verify the accuracy of the floorplan and measurements of rooms and areas by inspection or by other means. The floorplan is provided for information only and should not be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by other means regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

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 other means 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.

Clifton
Bootham, York
YO30 6AE

Offers In The Region Of
£1 250 000

 6  3

Just a short walk from York's historic city walls, and within easy reach of York train station, riverside walks along the Ouse, Clifton Ings and two renowned private schools, sits this substantial and rarely available period townhouse. Offering over 4,000 sq. ft. of versatile living space arranged over five floors, and boasting an impressive rear garden, this elegant Grade II listed home presents an exceptional opportunity for those seeking space, character and convenience in one of York's most desirable locations.

A grand entrance hall welcome into the home, complete with original staircase rising through four further levels. The ground floor offers two formal reception rooms, both featuring ornate fireplaces and generous proportions, alongside a cloakroom and a utility room with access to the garden.

The heart of the home lies on the lower ground floor where a well appointed kitchen diner is framed by period details, including original quarry tile flooring, cabinetry, and a chimney recess that now houses an AGA. Solid oak wall and base units provide ample storage and worktop space, with a central island completing the space. A door leads through to a third reception room overlooking the garden, while a walk in pantry and internal hallway provide further storage and access to the lower garden level and beyond.

The first floor continues the grandeur with a fourth reception room featuring a magnificent fireplace, along with a spacious double bedroom and a three piece shower room.

Across the upper two floors are five further generously sized double bedrooms, accompanied by two bathrooms.

