

Ashtons

Sycamore Place, Bootham, York, YO30 7DW

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£1,250,000







Built in 2019 and set within one of York's most prestigious locations just off Bootham, this exceptional three storey townhouse offers over 2,200 sq. ft. of beautifully presented accommodation. Within walking distance of the city centre, train station, Museum Gardens and leading schools including St Peter's and Bootham, homes of this calibre rarely come to market.

The ground floor benefits from underfloor heating, a bay-fronted lounge, and a striking open plan kitchen/dining/living space with bifold doors to the garden. The kitchen includes quartz worktops, integrated appliances, a Quooker tap and a stylish utility room.

Upstairs, the principal bedroom features fitted wardrobes and a luxurious ensuite, with a second double and four-piece family bathroom on the first floor, and three further doubles with a modern shower room on the second.

Outside is a landscaped rear garden with decked seating, private parking, a garage, and a charming front garden.





















## Sycamore Place Bootham, York YO30 7DW

Freehold Council Tax Band - G

- Stunning Townhouse
- Over 2,200SQFT Of Accommodation
- Five Double Bedrooms
- Three Bathrooms
- Generous Rear Garden
- City Centre Living
- Parking For Several Vehicles & Garage
- FPC B



BEDROOM
11'8" x 72"
4.5m x 2.2m

BEDROOM
11'8" x 11'6"
3.6m x 3.5m

2ND FLOOR
554 sq.ft. (51.4 sq.m.) approx.

BEDROOM
13'10" x 11'2"
4.2m x 3.4m

BEDROOM
11'2" x 9'11"
3.4m x 3.0m

TOTAL FLOOR AREA: 2282 sq.ft. (212.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan researchers for rooms and other items are approximate, if included in the plan the garage-brites will form part of the corporation of the rooms and other items are approximate, if included in the plan the garage-brites will form part of the overall form or and on responsible by tender any eyeu moreover or measurements respectively. If the plan is for illustrative the area of the plan in the plan in the plan is for illustrative the area of the plan in the plan is the plan is for illustrative the plan is the plan is

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