



Sycamore Place
Bootham, York
YO30 7DW

£1,250,000

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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.

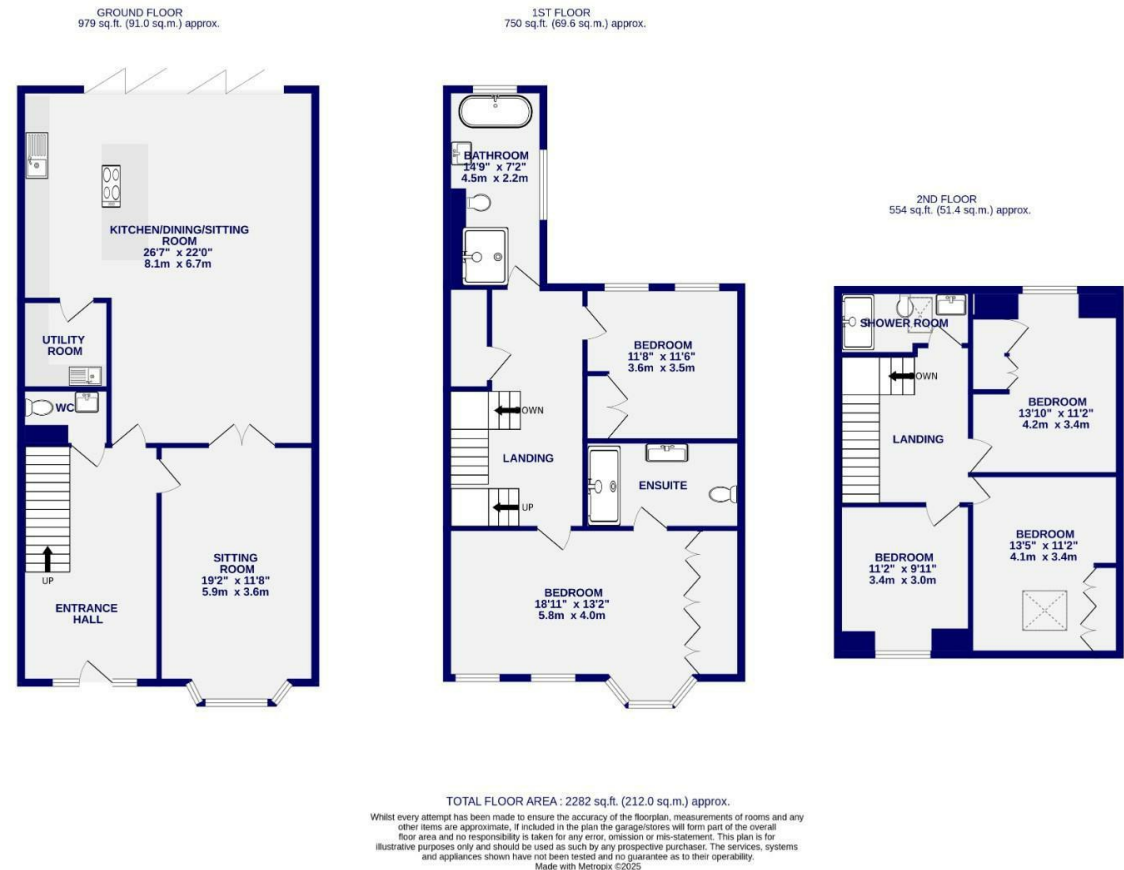




Sycamore Place Bootham, York YO30 7DW

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
- EPC B



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