

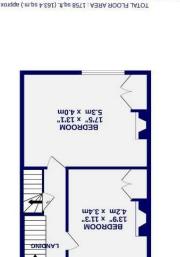
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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 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

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- Period Features
- Large Rear Dining Kitchen
 - Sought Affer Location
 - Two Bathrooms
 - Four Bedrooms
- Period Mid Terrace House

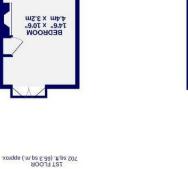
3 - bne8 xeT lionuo Freehold

JO30 6BU Off Bootham, York Burton Stone Lane









27:3" × 10'6" DINING ROOM KITCHEN/

132 sdrtr (68.3 sdrm.) approx.

Burton Stone Lane Off Bootham, York YO30 6BU

£800,000



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A superb period town house, beautifully renovated yet retaining a wealth of original character, set just half a mile from York city centre and within walking distance of the railway station.

The property offers spacious and versatile accommodation arranged over three floors, with high ceilings and generous proportions throughout.

On the ground floor, a stained glass door opens into the entrance hall with original cornicing and ceiling rose. To the front is a bay-fronted lounge open plan to the dining room, with a feature fire place and French doors to the garden. The kitchen and breakfast area provide a sociable space, complete with Aga, fitted units, tiled flooring and space for appliances, offering rear views over the immaculate garden.

The first floor offers three bedrooms, all with period fireplaces and fitted storage, alongside a family bathroom and separate W.C. French doors from one of the bedrooms open directly onto the rear garden.

The second floor features a particularly spacious double bedroom with dual aspect windows and an en-suite.

Externally, there is a fore courted garden to the front, while to the rear lies a private paved garden with well-stocked borders.

Ideally positioned close to local shops, amenities and commuter links, this exceptional home combines period elegance with modern living. An early viewing is strongly recommended.

Council Tax Band E



















